

---

## MADRAS PLANNING COMMISSION

### OFFICIAL MEETING MINUTES

City Council Chambers, 125 SW "E" Street, Madras, OR 97741

Wednesday, December 6, 2023

---

#### I. Call Meeting to Order

**Chair Irvine** called the meeting to order at 6:31 p.m.

#### II. Roll Call

##### **Planning Commission:**

Commissioner Melissa Irvine was present  
Commissioner Mary Kendall was present  
Commissioner Joel Hessel was present  
Commissioner Michael Baker was absent  
Commissioner Ashlyn Etter was excused

##### **Staff and Consultants:**

Fatima Taha, Associate Planner  
Nicholas Snead, Community Development Director  
Scott Edelman, Jefferson County Community Development  
Jeff Hurd, Public Works Director  
Jeff Rasmussen, Jefferson County Administrator  
Jessica Locke, Jefferson County Planning Commission  
Jared Earnest, Jefferson County Fire/EMS  
Michelle Parcel, Jefferson County Planning Commission  
Lorie Hancock, Jefferson County Planning Commission  
Jeff Jordan, Jefferson County Planning Commission  
Pete Bicart, Jefferson County Planning Commission  
James Rolf, Jefferson County Planning Commission

##### **Visitors in Person:**

Beth Goodman, ECONorthwest  
Danielle Andrus  
Danielle Lancaster  
Joe Bessman  
Rusty Ertle  
MSoos  
Cedic Chone

##### **Visitors on Zoom:**

Jake Ertle, Developer  
Craig Chenoweth, Planner

#### III. Approval of Planning Commission Minutes

**Commissioner Hessel** moved to approve the minutes of the Planning Commission meeting held on October 4, 2023, as amended. The motion was seconded by **Commissioner Kendall**. Motion passed unanimously.

Motion:	To approve the minutes of the Planning Commission meeting held on October 4, 2023, as amended.		
Moved:	Hessel		
Seconded:	Kendall		
Ayes:	Hessel, Kendall, Irvine		Nays: 0
Absent:	Baker, Etter	Absent: 2	Recused: 0
Passed:	3/0		

**IV. Public Hearing(s)**

1. Starbucks Application, Files No. CU-23-2, SP-23-4, and SD-23-5 (Quasi-Judicial)

A. Open Public Hearing

**Chair Irvine** opened the public hearing.

B. Planning Commission Chair reads quasi-judicial hearing statement.

**Chair Irvine** read the hearing statement.

C. Staff Report

**Fatima Taha** presented an overview of the applicant's request for Conditional Use, Site Plan, and Subdivision Replat. The staff reviewed the proposal and do not see any reason to impose conditions of approval beyond what is stated in the findings and decisions in the planning commission document.

D. Applicant Testimony

**Jake Ertle** provided background on their history with the parcel of land which began in July 2019. Throughout the process to purchase the land, they have been engaged in numerous discussions and negotiations related to the business and access on the parcel of land and have satisfied the RFP requirements and addressed both architectural and aesthetic guidelines and considerations.

**Craig Chenoweth** stated that the site plan utilized the uniqueness of the site to develop the best design with no undue burden or impact on the area. The design proposed is complimentary to the area and provides a needed service. Design considerations have been achieved to encourage pedestrian access and activity while also serving the vehicular needs of the site. Significant access and large queuing distances have been incorporated to accommodate the drive-through. Mitigations for the intersection at J Street have been addressed and constant input from the city during the process allowed the group to incorporate their feedback and adjust to create visual interest. A maintenance agreement for landscaping along Fifth Street is still under discussion and will include a map of the exact area to maintain and who is responsible for its maintenance.

E. Proponent Testimony

F. Neutral Testimony

G. Opponent Testimony

H. Applicant Rebuttal Testimony

I. Close Public Hearing

**Chair Irvine** closed the public hearing.

J. Planning Commission Deliberation

**Chair Irvine** asked for clarification on the calculation of SDC fees for J Street.

**The speaker** replied that as part of City code, credit is given for the highest use of the site in the previous 20 years. The MiCasa restaurant on the site was demolished in 2014. The city compares what was there with what the new proposed use is and either a pro-rata credit or balance due is issued. The applicant proposed a pro-rata share of their impact on J Street, and their SDC credits were used for this purpose.

**Commissioner Hessel** moved that the planning commission approve the proposed Conditional Use, Site Plan, and Subdivision Replat for Starbucks, File No. CU-23-2, SP-23-4, and SD-23-5 based on the Planning Commission Recommended Findings and Decision. The motion was seconded by Commissioner Kendall. Motion passed unanimously.

Motion:	To approve the proposed Conditional Use, Site Plan, and Subdivision Replat for Starbucks, File No. CU-23-2, SP-23-4, and SD-23-5 based on the Planning Commission Recommended Findings and Decision.		
Moved:	Hessel		
Seconded:	Kendall		
Ayes:	Hessel, Kendall, Irvine	Nays: 0	
Absent:	Baker, Etter	Absent: 2	Recused: 0
Passed:	3/0		

**V. Additional Discussion**

**CDD Nicholas Snead** stated that both **Commissioner Etter** and **Commissioner Kendall's** terms on the Planning Commission will expire this year. Staff will follow up to gauge their interest in being reappointed to the Planning Commission.

**VI. Adjourn Meeting**

The meeting was adjourned at 6:55 pm.

**VII. Call Work Session to Order**

**Chair Irvine** called the work session to order 6:55 p.m.

**VIII. Work Session Topic(s)**

- I. Joint Workshop – County and City Planning Commissions: Overview of the second Regional Large Lot Industrial Site Project

**Beth Goodman** of Eco Northwest shared a presentation on the Madras Large Lot Urban Growth Boundary (UGB) Expansion.

Central Oregon's Large Lot Industrial Program allows cities in Central Oregon to expand their urban growth boundary for large lot industrial sites. The program replaces a need

for cities in the region to conduct their own analysis to show they need an UGB expansion. There are sites currently available in the program and the program can be refilled as the sites are reused. The program is managed by COIC. Jefferson County and Madras jointly submitted a proposal to consider use of a site in the 100-to-199-acre size for industrial or manufacturing designed to bring employment and revenue into the region. There was nothing within the existing UGB that met this requirement.

Target industries for this site would be high-tech and clean tech manufacturing, advanced manufacturing, and data centers. Typical site requirements for these businesses include sites that are: rectangular in shape; flat with less than 5% slope; common ownership; and have potential access to highways, water, and sewer infrastructure and access to electrical services. Sites under consideration include:

- Site 2 – 600 acres, owned by Binder
- Site 7 – 273 acres, owned by South Belmont Lane
- Site 8 – 194 acres, owned by Jefferson County
- Site 9 – 195 acres, owned by Jefferson County
- Site 10 – 273 acres, owned by Clowers Trust

The next steps include getting input from stakeholders and property owners; refining the understanding of site needs for the target industries, and evaluate the remaining areas based on Goal 14 criteria.

**Commissioner Irvine** asked if there was a benefit or detriment to pushing industrial lands towards the north, since Site 7 is more residential in nature.

**CDD Nicholas Snead** stated that light-use industrial was added to the general commercial zone near Site 7 to create mixed-use employment. It was a strategy employed in 2016 to secure more industrial land. The challenge at Site 7 is proper transportation and sewer infrastructure.

**Commissioner Kendall** asked if it was ideal to use land that is already county-owned, such as Sites 8 or 9.

**Jeff Rasmussen** stated that Site 2 is the best option from a county perspective as it would be easiest to provide electricity to it, however, the owners were not interested in selling. The County will continue to have discussions with the owners once exact details and needs for the UGB site are determined. If Site 2 is not an option, then closer consideration would be given to Site 9.

**Commissioner Locke** asked for the timeline when a site should be selected and who would be responsible for getting power to the site.

**Beth Goodman** replied her hope is to be in hearings in 2024. She stated that this is a long-term project. Central Electric could provide one or two megawatts to the site initially, however, data centers require significantly more power. That is a complicated process and would require more time, infrastructure, and negotiations.

**CDD Nicholas Snead** added that developers normally pay for power, but it would depend on the type of development, how much power is needed, and when power is needed. He confirmed that data centers would also require significant access to water. The ability to understand the infrastructure needs for specific industries is of crucial importance in this project.

**CDD Nicholas Snead** clarified there are two different sources of water: irrigation water through the canal system and domestic water provided by Deschutes Water Valley. Data centers would use domestic water and would not be competing for the irrigation water that farmers require.

A question was raised regarding the potential for legal battles with those who may oppose zoning changes or building on these sites. **Beth Goodman** stated that careful and due diligence is important in this process but that this process is legal. She suggested that engaging and including stakeholders in the process from the start would be important.

**CDD Nicholas Snead** expects Land Watch to be involved in the process and shared that it will be important to demonstrate the need for this development for the future of the County. Staff will engage and speak with local farmers.

**Commissioner Kendall** asked how much power the large solar farms produce and if it could be sufficient for generating power for a data center.

**CDD Nicholas Snead** stated that although solar farms generate enough power, estimated at six megawatts per 40 acres, for normal urban use, data centers require power levels on an industrial scale.

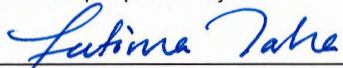
#### IX. Additional Discussion

There was no additional discussion.

#### X. Adjourn Work Session

The work session adjourned at 8:17 p.m.

Minutes prepared by:

  
Fatima Taha, Associate Planner

Reviewed by:

  
Nicholas Snead, Community Development

Approved by Planning Commission on: 2/7/2024