

REGULAR MEETING OF THE PLANNING COMMISSION
CITY OF AMITY, OR

Minutes

A Regular Meeting of the City of Amity Planning Commission was held at 6:30 p.m. on Monday, November 14, 2022, in the Council Chambers, City Hall, 109 Maddox, Amity, Oregon, and by Zoom phone and video conferencing platform.

Members Present:

Lou Savage (Commissioner), Sean Fitzgerald (Commissioner) and Ryan Jones (Chairman)

Members Absent:

Steve Ruyle (Commissioner)

Staff Present:

Chrisy Worthington (City Clerk), Michael Thomas (City Administrator) and Holly Byram (City Planner MWVCOG)

Guests Present:

William Willis

Call to Order:

Chair Jones called the meeting to order at 6:30 PM.

Approval of Minutes from October 10,2022

Chair Jones asked if the Commission wanted to entertain a motion to approve the minutes from the October 10,2022 Planning Commission meeting. Commissioner Savage moved to approve the minutes; Commissioner Fitzgerald seconded. Motion passed 3-0.

Comments from Citizens

Chair Jones asked for comments from citizens not on the agenda. There were none.

Old Business

There was none.

New Business:

- A. Public Hearing: Land Use file #2205-01SDR. Site Design Review of a two-story mixed-use building behind the existing Earth and Wood art gallery at 412 S Trade Street. The first floor would contain a woodworking and ceramics studio and kiln. The second floor would contain one residential dwelling unit.

Chair Jones opened the public hearing for file #2205-01SDR. He read the script and went over all the legal matters.

“Chair Jones asked the Commission if anyone wished to declare a potential or actual conflict of interest, bias, or ex-parte contacts? There were none.

“Chair Jones asked if any member of the audience wish to challenge the jurisdiction of the Planning Commission to hear this matter?” There were none.

“Chair Jones asked if any member of the audience wish to challenge the impartiality or disclosures of any member of the Planning Commission?” There were none.

Chair Jones asked for presentation of staff report. Planner Holly Byram went over the staff report and recommended conditions of approval.

“Chair Jones asked the commission members if there are any brief clarifying questions of staff before we move on?” There were none.

Chair Jones asked for presentation of applicant.

Applicant William Willis gave testimony.

Applicant William Willis answered questions brought up in staff report.

Mr. Willis stated that there will be an outside gas kiln between the buildings, and it will be enclosed by chain link fence with slats or perhaps block stem wall, to keep the pilot light lit. There will need to be a gazebo to attach the chimney to. The size of the kiln is similar to the one at the McMinnville High School, maybe 7 or 8 feet. There is no smoke produced by the kiln; just heat. Noises would be similar to a normal wood shop with saws, etc. Inside the building would be a portable booth to contain top coating. The shop would be operating during non-sleeping hours. He noted that there is an industrial business behind (west of) his property with grinders. Typical hours might be 8 am to 5 pm or 6 pm in the shop. Ceramics classes in the ceramics studio would occur in the evenings and on the weekends. Mr. Willis elaborated on the landscaping proposed. He also confirmed willingness for a written agreement with neighbor regarding parking and shed removal.

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Chair Jones asked for public testimony from proponents, opponents, neutral parties, and governmental entities. There were none.

Chair Jones asked for testimony from proponents. There were none.

Chair Jones asked for testimony from any opponents. There were none.

Chair Jones asked for testimony from neutral parties. There were none.

Chair Jones asked if there was any more testimony of proponents, opponents, neutral parties including government bodies. There were none.

Chair Jones asked if there is a request for Continuance. There was none.

Chair Jones asked if any Questions of Staff? There were none.

Chair Jones asked, "if the staff have any further comments or clarifications regarding this application?"

Planner Byram comments that Fire district didn't have any concerns about this location.

Chair Jones asked, "if any member of the Commission have any questions for the staff?"

Chair Jones closed the public hearing.

Chair Jones open discussion for deliberations by the Commission. He asked if any Commissioner had any additional clarifying questions of staff.

Commissioner Fitzgerald made motion to APPROVE the Site Design Review application, file #2205-01 SDR, and adopt the findings and recommended conditions of approval included in the staff report. Commissioner Savage seconded the motion and with no discussion Motion passes 3-0

B. Work Session: Updating the Amity Development Code to include time, place, and manner rules for psilocybin & marijuana related activities.

City Manager Mike Thomas and Planner Holly Byram went over background of psilocybin & Marijuana related activities.

Under planning commission guidance City Manager Mike Thomas will make changes and present to commission at a future planning meeting.

Next Meeting Date:

Chair Jones set the next meeting to December 12, 2022, at 6:30 pm, and the Commission all agreed to the meeting if there is anything on the agenda.

Adjournment: Commissioner Savage made motion to adjourn the meeting and Commissioner **** seconded and with no further discussion motion passed 3-0.

Chair Jones adjourned the Planning Commission meeting at 8:21p.m.

Respectfully submitted,

Chrisy Worthington City Clerk

Attested

Ryan Jones, Chair