



Mayor Corey Adams

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Library: *Melissa Hansen & Denise Willms*
Office Coordinator: *Debra Bernard*
Office Specialist: *Amber Deibel*
Public Works Director: *Jeff Brown*

WILLAMINA PLANING COMMISSION REGULAR SESSION
Thursday, February 4, 2014
7:00 PM

Present:

Chair Loyal
Hamilton
Commissioner
Vacarezza
Commissioner
Ulrich
Commissioner
Stritzke

Absent:

Commissioner
Brown

City Staff Present:

Debbie Bernard, Office
Recorder
Sue Hollis, City Recorder
Marjorie Mattson, City
Planner

Others Present:

Margurite Alexander,
Sheridan Sun

I. Roll Call

Chair Loyal Hamilton called the work session to order at 7:00 pm; Secretary Bernard took roll call. A quorum was present.

II. Flag Salute

The Pledge of Allegiance was recited.

III. Approval of Minutes

1. Approval of minutes from January 7, 2014 regular session

Chair Hamilton moved to approve the minutes of the January 7, 2014 regular session.

Commissioner Ulrich **seconded**. Motion **carried** unanimously, with Commissioner Vacarezza, Commissioner Stritzke

Chair Hamilton started the meeting by reading the Statement to Open a Public Hearing.

Statement

The public hearing that the Planning Commission is about to open is conducted using a legislative process. A legislative process is used when amendments propose a law that would apply generally, to the community.

The purpose of the Planning Commission's public hearing is to consider amendments to Willamina's Development Code.

At the close of the public hearing, the Planning Commission deliberates and passes an oral motion making a recommendation to the City Council.

The City Council conducts a second public hearing on the proposed amendments. Council's hearing is scheduled for Thursday February 13th at 7:00pm. Also held here at City Hall. At the conclusion of the City Council public hearing, the City Council may approve, approve with revisions, deny, or take no action on the proposed amendments. If amendments are approved, the City Council also adopts an ordinance that provides an effective date for the amendments.

The public hearing proceeds first with the staff report and the report is considered part of the record. After a summary of the amendments is presented, interested parties are given an opportunity to testify.

Any party testifying before the Commission must give his/her name and their address for the record.

The public hearing is open.

Chair Hamilton turned to meeting to Marjorie Mattson City Planner for the presentation of the staff report 2013-01.

Marjorie began by saying this hearing relates to Development Code text amendment 2013-01 and is the basis for reviewing and making a recommendation to City Council. The amendment is based on consideration with the city's comprehensive plan policies and consideration of statewide planning goals. She reiterated the staff report is part of the record that responds to all of the consideration and items in detail.

Marjorie gave history/summarized some issues that preceded the hearing as follows; a works session that the Planning Commission conducted in January had made some changes to the amendment specially in consideration of the 1000 feet setback in relation to placing a marijuana facility in relationship to parks with one exception which is Lamson Park. Lamson Park is bordered on its north side by Willamina Creek and the creek includes a steep bank. It is determined that the creek and its topography serve as a physical barrier between the park and the industrially zoned properties to the north

that would allow some properties within the industrial and within the city limits to qualify.

Therefore, the recommendation is for the City to approve the proposed amendments to the City of Willamina Development Code allowing the operation of medical marijuana facilities in compliance with the State of Oregon regulations/requirements on property designated/zoned Industrial by the City of Willamina and meeting applicable requirements of the City of Willamina Development Code and additional requirements as listed in Attachment A based upon the findings and conclusions as indicated in the staff report.

Marjorie clarified, the recommendation included the advice that the City use the Conditional Use processes; there are also recommendations on parking.

In addition, Marjorie added she wanted to clarify a question that came up in the last meeting regarding whether or not the athletic facilities at the community center would qualify as requiring the state law separation. The said language in the ORS is clear. There has to be a school where Elementary or upper grade students are participating in classrooms or where there are minors. The state would not require them (MMF) to be separated from the athletic facilities.

Again, to clarify she said, the state law requires that a medical marijuana facility cannot operate 1000 feet from a school; so the question was does the ball fields qualify. The answer is no. (Marjorie read from the ORS an elementary, secondary or career schools attended primarily by minors.)

The other thing from the last meeting was some parks had not been added to amendment; those changes have now been made and are shown in the attached amendment.

Marjorie asked Lowell to close the hearing and do deliberation. Justin made the motion.

Commissioner Stritzke made a motion to close the public hearing.
Commissioner Ulrich **seconded**. Motion **carried** unanimously, Chair Hamilton, Commissioner Vacarrezza, with Commissioner Brown absent, Commissioner Stritzke, Commissioner Ulrich

The chair said is there any discussion. He asked the commission to read the recommend motion that was in packet.

Marjorie summarized the attachment defines medical marijuana facility, adds parks, adds conditional provided number vehicles required for Medical Marijuana. Also there are supplemental standards Referring to OHA.

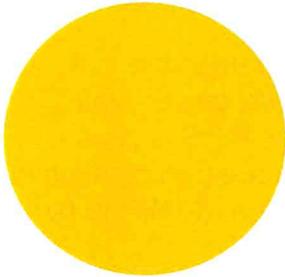
Councilor Ulrich made a motion to recommend to the City Council modification of the proposed amendments to the City of Willamina Development Code allowing the

operation of medical marijuana facilities in compliance with the State of Oregon regulations/requirements on property zoned Industrial and meeting certain requirements with modifications to Attachments A indicating the changes and stating the findings and conclusions to support the modifications.

Commissioner Vacarrezza **seconded**. Motion **carried** unanimously, with Commissioner Ulrich, Commissioner Strizke, Commissioner Brown absent. absent).

IV. **Adjourn**

The Work Session adjourned at 7.25 pm.



Chair Hamilton, Chair

Attest:

Debbie Bernard, Office Recorder

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