

PLANNING COMMISSION Public Hearing Minutes

Wednesday, May 8th, 2019
6:00 p.m.
Old City Hall, 205 W. Main St.

Call to Order at 6:00 pm.

Roll Call:

Present: Chair Thomas, Councilor Casaleggio, Commissioner Whitlock, Commissioner Card, and Vice Chair Thom

Absent: Commissioner Betcher

Staff Present: Ian J. Foster, Planning Director, Zachery Thompson, City Planner, Ryan Nolan Contract Principal Planner (RVCOG) and Diane Oliver, Planning Technician

Introductions and Review of Agenda

Minutes:

a) **April 10th, 2019**

Minutes stand as submitted

General Public Comment: *Brad Bennington, P.O. Box 1896 Jacksonville, Oregon 97530 spoke on behalf of the Builders Association of Southern Oregon thanking staff and commissioners for all of the hard work they do for the people who need it the most. He spoke of the housing crisis and the need to make housing affordable in the crisis we are in. He thanked everyone for being so efficient and for loving this community*

Open the Public Hearing: 6:05pm

Public Hearing:

- a) **File No. 2019-040 – Major Revision of Prior Approval; Amendment to Conditional Use Permit no. 2010-027**
Request: 6 Wedding Ceremonies, Company Picnics, School District Events, Annual Car Show
Address: 525 Bigham Knoll
Applicant: Hillary Kemmling

Ian J. Foster Planning Director presented his staff report and answered questions of commissioners

Hillary Kemmling (applicant), 525 Bigham Knoll Jacksonville, OR 97530 presented her proposal and answered questions of the commissioners and staff

Public Testimony:

Brad Bennington P.O. Box 1896 Jacksonville, Oregon 97530 spoke in favor of the proposal and sees from the staff report presented by staff, this application meets code, and believes this property has been used in such a way for years that before buying in Jacksonville, people should have been aware that the site was going to generate noise because of its socially active venue.

Aaron Santi 640 8th Street, Jacksonville, Oregon 97530 who is a neighbor of the Bigham Knoll campus is concerned with the noise impact on the neighborhood, and the parking impact on the creek during events and knows it can't be good for the impact on the stream. The events typically run late into the night and when people are drinking it seems to get louder and more vulgar. Just the impact from the restaurant noise is impacting. Yes, the venue has been going on for years, but the impact on the neighborhood is getting worse. He is afraid that once these events get approved the activity will over time become worse. He asked the commissioners to consider the impact on the neighbors which is worse than it was 10 years ago. He is aware they are a business and need to make money, but asked the commissioners to keep in mind the neighbors. He also thanked the commissioners for their service.

Penni Viets 440 E. D Street, Jacksonville, Oregon 97530 reminded everyone that the entire campus used to be zoned Special Protection, and when they bought it there was re-zoned to Historic Core, so that they could do business, while keeping the field Special Protection which has strict criteria of what can be done on the field. No business can be done on the field unless its non-profit, or the ancillary 15% and there is not structure on the field so that does not work. She is worried that the business will continue to grow without review. She has no issue with the business, just has concerns about the number of people growing, the loud music, the drinking, which all effects the impact of the neighborhood. Parking continues to be getting worse as the venues get bigger, and there are times people have trouble getting out of driveways during events. She asked the commissioners to please consider the neighbors. She is in favor, but has many concerns.

Dianne Helmer 122 McCully Lane, Jacksonville, Oregon 97530 is in agreement with the staff report that was presented tonight but is concerned about how they justify the ancillary retail sales? Meeting that criteria to have a corporate event, and the staff report says they don't meet his criteria. When you combine 300 people with alcohol and music that goes late into the night, the police will be called, and the neighbors will be impacted. She wants to see them succeed in business, but there is a human element here that should be considered by the commissioners when deciding.

Linda Graham 1015 Beverly Way Jacksonville, Oregon 97530 is affected by parking and the noise, and agrees with the staff report and is in favor of the proposal and asked about the police notification process. The planning department has created a clearance form that will need to be signed off prior to events by Planning, Fire, and Police departments including the Building Official to make sure they're in compliance, and to make sure that the departments are aware of the events before they happen. She concerned with the music being too loud, however the announcers are just as loud.

Katie Haugse 635 East D Street, Jacksonville, Oregon 97530, thanked Bigham Knoll for their hard work and appreciates the effort of working with the neighbors. There have been incident's where intoxicated people have urinated in her yard, and she agrees with staff on removing the corporate party portion on this application. She receives a lot of the over flowing parking in front of her house. She never had this issue when the campus operated as a school.

Rebuttal Testimony: Hillary Kemmling answered questions about the concerns that were brought up by the public during the hearing

Discussion between staff and Commissioners about the conditions of approval, the clearance form, and the parking agreement between the Elementary School, additional screening of mechanical equipment, limiting concurrent events, clarifying amplified sound and bounce houses

Motion to: Close the Public Hearing.

Motion by: Vice Chair Thom, seconded by Commissioner Whitlock

Vote: All "Ayes" Hearing Closed

Motion to: Approve the 2019-040 Major Revision of Prior approval; Amendment of Conditional Use Permit # 2010-027 and adopt the findings of fact to Conditionally approve 6 Wedding Ceremonies, 4 School District events, and 1 annual car show, but does not include Corporate or Company picnics because they do not comply with Title 17 section 17.104 of the Code, and no event shall there be concurrent special events that exceed 300 guests with in the Bigham Knoll campus

Motion by: Commissioner Card

Motion Failed

(Discussion between Commissioners about non-profit status, 15% ancillary sales on field, the 2 different Zones that the Property sits on Historic Core and Special Protection)

Motion to: Make an amendment to the motion to strike the word "music" in condition #9 and replace it with the word "sound" and modify condition #12 to provide adequate parking for all concurrent uses on the campus using the clearance form to make it very clear

Motion by: Chair Thomas, seconded by Commissioner Card

(No discussion on amendment)

Vote on amendment to the motion:

Roll Call Vote: Commissioner Card Yes

Vice Chair Thom Yes

Commissioner Whitlock Yes

Chair Thomas Yes

Final Motion: To adopt the findings of fact contained in the staff report conditionally approve 6 wedding ceremonies, (not including receptions) 4 School District events, 1 annual car show, and deny the request for Corporate/Company picnics within the field portion of Bigham Knoll Campus located in the (SP) Special Protection Zone as provided in the Jacksonville Unified Development Code. Adopt the Staff report with conditions 1-12

Motion By: Chair Thomas, seconded by Commissioner Card

Final Roll Call Vote: Commissioner Card Yes

Vice Chair Thom Yes

Commissioner Whitlock Yes

Chair Thomas Yes

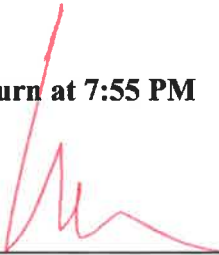
Business from Commission and Staff

Planning Update: Dick Converse has retired and Ryan Nolan has been doing a great job of filling his shoes!

City Council Update: Council approved the new Britt flags, and voted in favor of the County Jail

HARC Update: None

Adjourn at 7:55 PM



Mark Thomas
Planning Commission Chair



Diane Oliver
Planning/Building Technician

Date of Approval: 0-12-2019