



**Planning Commission Minutes  
Willamette Activity Center Room 8  
February 17, 2015  
7:00 P.M.**

**1.0 Open Meeting** 7:00 P.M.

**Commissioners Present** George Custer, Chairperson  
Keith Brown, Vice Chair  
Amy Kordosky  
Teresa Freborg  
James Affa

**Staff Present** Louis Gomez, City Administrator  
Jackie Taylor, Assistant Planner

**2.0 Citizen Input**

Marvin True 48216 Westoak Rd, Westfir Or 97492 – Representing the First Christian Church regarding the Conditional Use Permit for Douglas Cox. Will speak during the public hearing.

**3.0 Consider Approval of Minutes**

***Motion:*** Commissioner Brown moved to approve the minutes with the correction. Commissioner Affa seconded the motion.

G. Custer (Aye), T. Freborg (Aye), J. Affa (Aye), A. Kordosky (Aye), K. Brown (Aye). Motion carried 5-0

**4.0 Action Item**

**4.1 Conditional Use Permit, Douglas Cox 48217 E 1<sup>st</sup> Street Map/Tax Lots 21-35-16-24 2000 and 21-35-16-24 1900**

a) Conflicts of Interest/Exparte Contacts

Commissioner Custer talked extensively with the applicants concerning construction and the remodel they want to take place. He also helped them fill out the application, there is no personal interest in this outside of that.

b) Open Public Hearing

7:04 P.M.

c) Staff Report

Louis said the request being made is for a Conditional Use Permit for a Craft Distillery. This type of business is allowed with a Conditional Use Permit in the C-2 Uptown Commercial Zone. They are looking at manufacturing craft liquors which could be infused with fruits. They want to sell retail and have a tasting area within the same facility. They will require additional licensing for each of those activities from OLCC.

d) Statements in Favor

Cynthia Noblett 47840 Westoak Rd – They expect to start this business to hopefully compliment some of the tourism activity going on this town. The tasting room is not going to be like a bar, you can't come in and sit down and have a drink. The small sizes they have for taste are strictly regulated and then you can buy a bottle and take it with you. They are not thinking very big at this time as you can tell from the size of the building. Douglas Cox owns the building and they own the vacant lot to the east of it. The plan for that is to do some plantings and raised garden beds with a variety of materials. They would like to fence in the two properties.

They will only be selling things that are produced there. The liquor store and other bars in town can also sell their products.

Michael Garvin 47840 Westoak Rd – They have been running a small restoration forestry outfit for about 15 years. It has been a successful business, they had payroll last year of about \$200,000 so this is not just people trying to pop something up in your town. The growth rate in craft distilleries is comparable to growth rate with breweries. It is not a bar and it is not an entertainment venue. It will be open during normal retail business hours, into the early evenings during the summer time. There won't be noise issues.

Marvin True 48216 Westoak Rd – He is representing First Christian Church, they are not totally in denial of accepting another business because our community needs all the businesses we can get. The only concerns they have are they stated they are going to put up a fence all the way around, he would like to know when they are going to do that. The second thing is at this point they can't find the property line, at some time they are going to have to come to an agreement about the property lines. He is assuming the parking is going to be out front or in the gravel area they are going to create at the sight, which is ok. Is there going to be a filtration system put in on the exhaust from the cooking. There can be quite a smell put off from distilleries.

e) Statements in Opposition

None

f) Statements in General

Lynda Kamerrer 48175 E 1<sup>st</sup> Street – She is a couple blocks to the west of the distillery. She is in the tourism alliance and from that standpoint and from being a business owner this is great news that someone is starting a new business in the Uptown area, she thinks this will be an attraction for people to come and check out.

g) Close Public Hearing

7:16 P.M.

h) Commission Discussion

Commissioner Affa said the smell will be an issue, do you have a plan in place to deal with that.

Ms. Noblett said that is one of the things they are looking in to as they are getting the equipment planned and where they will be placed. They certainly want to limit any odors that will be produced. They are not talking about round the clock production.

Commissioner Affa asked how much they plan on producing?

Mr. Garvin said they would hope to see 120 gallons to 200 gallons the first few months. They don't plan on being permitted to start production until as early as August. They hope to move up to about 500 gallons the year following.

As far as the odors, you can look to Brewers Union.

Commissioner Freborg asked about the building, are they just taking over the building as it stands, not tearing it down or replacing it.

Mr. Garvin said it will stay as it stands. There is a carport on the back and they are talking to contractors and the inspector, they would like to wall that in to use for storage and to load and unload grains etc...The footprint will stay the same.

Commissioner Freborg asked about the vacant lot.

Ms. Noblett said they are not going to plant an orchard. She wants to landscape it with herbs and fruits they can use as ingredients.

Commissioner Freborg asked if they have a name for the company.

The company name is Deep Woods Distillery.

Mr. True asked when they are planning on putting the fence up.

Mr. Garvin said they will be putting the fence up within the next 30 days. He would be happy to meet with the representatives and congregation to line up where an agreeable point is, he doesn't think any of them want to spend money on a survey, but we can make sure that it is to everybody's satisfaction.

There was discussion on what materials they will be using for the fence.

Louis said the fence is similar to the one at the Oakridge Lodge, it is not sight obscuring. The code does allow Louis, as the City Administrator, to give them a little wiggle room as far a few more inches, the code says 48" this is 53".

One of the conditions will be that the fence is 53" cattle panel, with wood top and bottom rails.

Louis asked what the hours of operation will be.

Mr. Garvin said initially probably 3-4 days a week, early afternoon until 6:00 P.M. no later than 8:00 P.M.

Louis said it would be to their benefit to set the longest hours here and then they can adjust in between that. It is easier to decrease hours than to extend hours.

Ms. Noblett said they will agree to 8:00 A.M. until 8:00 P.M. four days a week.

Mr. Garvin said they hope to have the retail space open by June, to sell trinkets. They hope to have the permits and licenses in place to be producing, bottling and selling by August.

Commissioner Custer said as far as signage and awnings they need to go through the city for that, they have very specific codes for that.

Commissioner Brown said before they start painting they need to check with the City's color palette at City Hall.

They have an artist working on a sign right now and they are putting off the awning for now.

i) Commission Action

Commissioner Custer read the Findings.

**Motion:** Commissioner Brown moved that after a public hearing and approval of the findings, I move to approve the application for a Conditional Use Permit for a craft distillery with retail sales and tasting with three provisions 1) Approximately 50" Cattle Fence with wood top 2) Open no later than 8:00 P.M. 3) Open no earlier than 8:00 A.M. Commissioner Freborg seconded the motion.

G. Custer (Aye), K. Brown (Aye), A. Kordosky (Aye), J. Affa (Aye), T. Freborg (Aye).  
Motion carried 5-0

**4.2 Variance for James P Walker 48305 Commercial Street Map/Tax lot 21-35-16-13 07400**

a) Conflicts of Interest/Exparte Contacts

None

b) Open Public Hearing

7:51 P.M.

c) Staff Report

Louis presented the staff report to the Commissioners. He checked with Chuck Kurnick and this won't interfere with Public Works.

d) Statements in Favor

James Walker 48305 Commercial Street – He will be moving the original driveway about 3 feet. He wants a nicer looking house with a clean roof line.

Commissioner Custer asked him if the rain runoff will affect his neighbor.

Mr. Walker said he wasn't sure, there is a 5 ft off set on either side. He doesn't see how that will affect the neighbor and he will keep the drainage angled down to drain on his property.

e) Statements in Opposition

None

f) Statements in General

None

g) Close Public Hearing

8:01 P.M.

h) Commission Discussion

Commissioner Freborg said he mentioned earlier that he had his building permit. What will this do to that permit, will he have to get another permit or just modify the existing permit.

Louis said he has a building permit but, he has stopped at the legal limit that he can go at this point. He would appreciate a Variance from the Commission so he can finish it. Mr. Walker has been conscience about following the length that he can go to.

i) Commission Action

Commissioner Custer read the Findings.

**Motion:** Commissioner Brown moved that after completing the findings, I move to approve the variance of the rear setback from 10' to 2' and the driveway side setback on Ash Street from 20' to 9' for Assessor's Map/Tax lot 21-35-16-13 07400. Commissioner Affa seconded the motion.

K. Brown (Aye), A. Kordosky (Aye), G. Custer (Aye), J. Affa (Aye), T. Freborg (Aye).  
Motion carried 5-0

**5.0 Discussion Items**

Commissioner Affa said the location where we revoked the Conditional Use Permit for Mr. Volpe is starting to look like a used car lot.

Luis said he went and took some pictures a while back.

Commissioner Custer said it hasn't got any better it has only got worse over there.

**6.0 Positive Comments and Constructive Input**

None

**7.0 Announcements**

None

**Meeting Adjourned**

Chair Custer adjourned the meeting at 8:12 p.m.

**Signed:**

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**George Custer                      Chairman                      Date**

**Attest:**

\_\_\_\_\_  
**Susan LaDuke                      City Recorder                      Date**