



PLANNING COMMISSION MEETING AGENDA

Tuesday, July 14, 2026, 4:30 p.m.

Held in person at the Maupin Civic Center (507 Grant Ave.) and on Zoom:
<https://us02web.zoom.us/j/88696740794?pwd=NWtZQkhka05WZmREQzZSZ09ES2FHUT09> or
dial 1-253-215-8782 (Meeting ID: 886 9674 0794 Passcode: 572571)

PUBLIC COMMENT: Individuals wishing to address Planning Commission on items not already listed on the Agenda may do so during the Public Comment item on the Agenda. The maximum amount of time for all public comments under the Agenda item will be 15 minutes. Please limit comments from three to five minutes, unless extended by the Commission Chair.

PLEASE NOTE: With the exception of Public Hearings, the Agenda is subject to last minute changes; times are approximate – please arrive early. Meetings are ADA accessible. For special accommodations please contact the City Recorder in advance at 541-395-2698. *Las reuniones son ADA accesibles. Por tipo de alojamiento especiales, por favor póngase en contacto con la registrador de la ciudad 541-395-2698.*

4:30 p.m.	Call to Order / Roll Call of Planning Commission and Staff / Pledge of Allegiance
	Consent Agenda
	Public Comment
4:40 p.m.	Elect Secretary
4:45 p.m.	Discussion: Comprehensive Plan Update
	Adjourn



CONSENT AGENDA

Items of a routine and non-controversial nature are placed on the Consent Agenda to allow the Planning Commission to spend its time on significant items and issues. Any Planning Commission member may request that an item be withdrawn from the Consent Agenda and be placed in the business section of the agenda.

DOCUMENTS

[6.09.2026 Draft Planning Commission Minutes](#)

MOTION

I move to approve the Consent Agenda as presented.



MINUTES

Planning Commission Meeting

Tuesday, June 9, 2026

Maupin Civic Center (507 Grant Ave.) and virtually on Zoom

Call to Order / Roll Call of City Council and Staff / Pledge of Allegiance

Chair Riley called the meeting to order at 4:30 p.m. Roll Call of Planning Commission and Staff was conducted by Administrative Assistant Bronte Dod

Presiding: Suze Riley

Commission Present: Lauren Whitaker, Lynn Ewing, Emily Black

Commission Absent: Jessy Rose

Staff Present: City Manager Nick Smith, City Recorder Christine Wolfe, City Planner Jamie Crawford

Staff Absent: Admin Assistant Doni Van Dolah

Visitors Present: Jack Kohnstamm, Allison Bechtol, Dixie Bergin, Medy Gantz

Consent Agenda

Commissioner Ewing moved to approve the consent agenda as presented. Commissioner Black second. No further discussion. The motion passed unanimously on a 4-0 vote. (Ayes: Riley, Whitaker; Nays: None)

Public Comment

No public comment.

Public Hearing: LU Case 2026-02

Public notice of the hearing was published on the city website, posted locally, and mailed to property owners.

Chair Riley opened the hearing to consider the LU Case 2026-02 at 4:43 p.m. Chair Riley read the guidelines.

City Planner Crawford reviewed the staff report with an addendum regarding signage.

The applicant Jack Kohnstamm presented a summary of the company vision for the building at 405 Deschutes Avenue, to add recreational accommodations that would complement existing businesses and introduce more people to outdoor recreation in the area. He stated the company would use existing staff from the Rainbow Tavern to manage the check in/out and their website for reservations.

Chair Riley asked for public testimony.

Proponents:

Allison Bechtol, Maupin, was excited about the new business and asked about how parking arrangements would work. Jack Kohstamm said that there were 4 parking spaces and that they were going to remove the fence on the left side of the building to add 2 more parking spaces.

Opponents: No formal opposition.

City Planner Crawford reviewed the response from ODOT and stated there were no concerns from them.

Jack Kohnstrome asked if he would need to come in front of the Planning Commission again for sign permit or if it was done at city hall. City Planner Crawford said it would be administrative paperwork only.

Chair Riley closed hearing at 4:55 p.m. and moved to Commissioner deliberation.

Commissioner Ewing made a motion to approve the site plan review, registered by the conditional use permit. submitted for tax lot 4S 14E 32 DB 4400 with an addendum regarding sign permit. Commissioner Whitaker second. Vote was unanimous with a 4-0 vote (Ayes: Riley, Whitaker, Ewing, Black; Nays: none)

Discussion: Chicken Ordinances

Planner Crawford opened the discussion asking if there had been any further public input with regards to allowing chickens within city limits. Recorder Wolfe replied that she had not received any. Planner Crawford went into the concerns and list of items the city council would like amended before consideration of approving the chicken ordinance. She stated that the Planning Commission could leave it as is and have the City Council amend it or they could amend it and send it back with the adjustments. She stated limits, setbacks, and rat infestation were part of the concerns. Commissioner Whitaker raised concerns about whether neighboring property owners would need to provide written approval for residents to keep chickens. The Planner clarified that approval from neighboring property owners is not required. However, if the property is a rental, the property owner's written approval is required. Commissioner Riley expressed concern about the limit. Mady Gantz asked for some clarifications regarding the residents who already have chickens. The Planning Commission had a consensus to remove the additional chickens or 4H and move it to a separate staff report. Planner Crawford suggested it be on the July City Council meeting with public input instead of a public hearing.

Adjourn

The next regular meeting will take place on Tuesday, July 14, 2026 at 4:30 p.m. The meeting was adjourned at 5:23 p.m.

Respectfully Submitted by Christine Wolfe, City Recorder

SIGNED: _____
Suze Riley, Planning Commission Chair

ATTEST: _____
Christine Wolfe, City Recorder

DRAFT



ELECT SECRETARY

DOCUMENTS

N/A

MOTION

I make a motion to elect _____, as Planning Commission secretary.



TRAINING

DOCUMENTS

N/A

MOTION



ADJOURN

NEXT MEETING TIME & DATE

Tuesday, August 11, 2026, at 4:30 p.m. in person and virtual

SUGGESTED TOPICS FOR NEXT MEETING

CHAIR ADJOURNS THE MEETING