

PLANNING COMMISSION MEETING
Thursday, January 05th, 2017 6:00 PM
City Council Chambers, 1001 Bridge Street, Vernonia OR 97064

REGULAR MEETING

MINUTES

Position #1 - (Exp. 2020) – Jeff Walton
Position #4 – (Exp. 2018) – Erika Paleck

Position #2 - (Exp. 2017) - VACANT
Position #5 – (Exp. 2018) – Grant Williams
Position #7 – (Exp. 2019) – Jeff Goodman

Position #3 – (Exp. 2021) – Brad Zichterman
Position #6 – (Exp. 2019) – VACANT

In Attendance: Commissioner Paleck, Commissioner Goodman, Commissioner Williams, Commissioner Walton
Staff in Attendance: City Administrator Mitchell, GIS Analyst Fousek, and City Recorder Borst

Call to Order: Erika Paleck, Vice Chair

Commissioner Paleck called the meeting to order at 6:03 PM

Approval or Additions to Agenda

Commissioner Williams made a motion to approve the Agenda as presented. The motion was seconded by Commissioner Walton, motion carried.

Oath of Office for Brad Zichterman

City Recorder Borst performed the Oath of Office for Commissioner Zichterman

Topics from the Floor

Consent Agenda

Planning Commission Minutes from December 01, 2016

Commissioner Goodman made a motion to approve the Planning Commission meeting minutes from December 1, 2016. The motion was seconded by Commissioner Walton, motion carried.

Unfinished Business

A. Photo Solutions/ California Avenue Update

City Administrator Mitchell explained to the commissioners why Photo Solutions is moving from their current location. The building is set to be deconstructed by March 31st, 2017 as stipulated in the buyout contract. If it is not completed by then the City would have to pay back the amount paid by the state and still remove the building. The city hopes to keep the concrete pad at the site for a future parking lot. She added that at this point there is nothing the City can do to keep the business here as the California Avenue Project proposal came too late for the owner. The owner has a deadline to be moved and the project would not have been completed in time.

The owner is looking to move to the Washington County area where he can keep his current employees.

B. FEMA Buyout Property Restrictions and Flood Map Presentation – Ben Fousek

GIS Analyst Fousek explained to the Commissioners that there are 60 flood buyout properties totaling 31.28 acres (This includes the new Spencer Park). Of those 60 parcels, the City of Vernonia owns 48 and Columbia County owns the other 12. These lots have to be owned by the City (or County) forever and cannot be developed in any way. However, 5 years after the purchase date the properties can be leased to adjacent property owners for extra lawn space. Leasing these properties will relieve some of the strain to maintain these

properties the City is currently experiencing. Other potential uses for these properties would be engineered wetlands or community gardens. Commissioner Williams inquired as to if the City experienced substantial loss in tax revenue from these buyouts. Mr. Fousek stated that he doesn't have the exact figures, but there was significant revenue loss.

Mr. Fousek then explained that the state decides when cities can expand their boundaries. By the states calculations the City of Vernonia currently has a 37-year supply of developable land. There are a few parcels the city is interested in removing from city limits in order remove them from this inventory. Staff is also interested in correcting the city code for minimum lot dimensions in order to allow for more development. Mr. Fousek presented the Commissioners with zone maps that included a flood zone overlay. He explained that if the Commissioners would like, he can give them a tutorial on how to use the Vernonia Geographic site (<https://www.vernoniageographic.org>).

City Planner's Report

The City Planner was not present.

New Business

A. Election of new Planning Commission Chair and Vice Chair

Commissioner Goodman nominated Commissioner Paleck for Planning Commission Chair. A motion for Commissioner Paleck to be Planning Commission Chair was made by Commissioner Goodman. The motion was seconded by Commissioner Walton, motion carried.

Commission Chair Paleck made a motion for Commissioner Goodman to be Planning Commission Vice Chair. The motion was seconded by Commissioner Williams, motion carried.

Planning Commission Roles and Responsibilities – Ord. 902

City Recorder Borst provided Ordinance 902 to the Planning Commission for them to review.

Commissioners Reports

Discussion regarding changing the meeting times

After brief discussion, Commissioner Williams made a motion to change the Planning Commission meeting times to 7:00 PM. The motion was seconded by Commissioner Goodman, motion carried.

Chairperson Report

Chair Paleck gave the Commissioners a brief overview of some meeting etiquette to be aware of. A few examples she gave were cell phones being muted and reading the agenda and packet before the meeting.

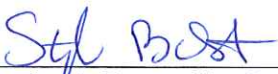
Commissioner Goodman inquired as to if there was an update on the dig out on Nickerson Loop. City Recorder Borst will get an update for the Commission.

Correspondence

Adjournment

Chair Paleck adjourned the meeting at 7:37 PM.

These minutes were approved at the January 19, 2017 Planning Commission Meeting.



Stephanie Borst, City Recorder



Erika Paleck, Planning Commission Chair