

PLANNING COMMISSION MEETING
Thursday, February 16th, 2017 7:00 PM
City Council Chambers, 1001 Bridge Street, Vernonia OR 97064

REGULAR MEETING

MINUTES

Position #1 - (Exp.2020) – Jeff Walton	Position #2 - (Exp. 2017) - VACANT	Position #3 – (Exp. 2021) – Brad Zichterman
Position #4 – (Exp. 2018) – Erika Paleck	Position #5 – (Exp. 2018) – Grant Williams	Position #6 – (Exp. 2019) – VACANT
	Position #7 – (Exp. 2019) – Jeff Goodman	

In Attendance: Commission Chair Paleck, Commissioner Williams, Commissioner Walton, Commissioner Goodman, Commissioner Zichterman

Staff In Attendance: City Planner Straite, GIS Analyst Fousek, and City Recorder Borst

Call to Order

Planning Commission Chair Paleck called the meeting to order at 7:05PM.

Approval or Additions to Agenda

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

Topics from the Floor

Consent Agenda

A. Planning Commission Meeting Minutes for January 19, 2017

Commissioner Goodman made a motion to approve the meeting minutes as presented. The motion was seconded by Commissioner Walton, motion carried.

Unfinished Business

New Business

A. Notice of Proposed Changes to Land Use and Development Code Title 9-08: Habitation and Parking of Travel Trailers

City Planner Straite presented the proposed ordinance to the Planning Commissioners. Commissioner Goodman inquired as to whether there is a grace period for people who are just visiting. Consensus of the Commission is to add in Section 9-08.02-10 a time allowance of 14 days for visitors.

Commissioner Paleck suggested clarification of Section 9-08.02-20 “A public hearing is not required; final approval is obtained from the city recorder” as it is confusing.

Commissioner Paleck would like to clarify that in Section 9-08.02-30 #1 the property owner must be on site when the site visit performed. Commissioner Williams stated that 6 months seems too long in most cases but feels as though an extension should be allowed for those whom are building a house. GIS Analyst Fousek stated that having a limit of 6 months without extensions may be too restricting. City Planner Straite explained that it could be specified in the Ordinance that if you have an active building permit, you are allowed an extension. The Commission is in agreement with this suggestion.

Commissioner Paleck asked for clarification of Section 9-08.02-30 Restrictions #3. City Staff explained to the Commission why this was put into the ordinance. Consensus of the Commission is to specify that the code violation requirement is in regard to Title 3 and Title 9. Consensus of the Commission is to add an appeal process to Council as well.

With the addition of a grace period for application, strike out Section 9-08.02-30 Restrictions: #4. Staff explained that the reason parking of recreational vehicles is not allowed on city streets is because of line of sight and traffic safety. Many city streets aren’t wide enough to support parking of wide vehicles. Mr. Fousek added that they aren’t even allowed to be parked in driveways as code views that space as parking not storage.

City Planner Straite suggested removing verbiage in Section 9-08.02-40 “after inspecting the travel trailer” as this will restrict the ability to revoke the permit when urgent. The Commissioners are in agreement.

Commissioner Paleck requested to see the application when this is brought back. Staff clarified for the Commissioners that they believe the fees in Section 9-08.03-30 are tied to the property owner. Staff will verify with the Police Department.

City Planner's Report

A. Introduction of City Planner Matt Straite and Carole Connell

City Planner Straite introduced himself to the Planning Commission. He explained that he is scheduled to attend all of the Planning Commission Meetings and Carole will fill in when he is unavailable.

Commissioners Reports

Chairperson Report

Correspondence

Adjournment

Commissioner Williams made a motion to adjourn the meeting. The motion was seconded by Commissioner Walton, motion carried. The meeting was adjourned at 8:20 PM.

These minutes were approved at the March 16th, 2017 Planning Commission Meeting.



Stephanie Borst, City Recorder



Erika Paleck, Planning Commission Chair