

PLANNING COMMISSION MEETING
Thursday, November 15, 2018 7:00 PM
City Council Chambers, 1001 Bridge Street, Vernonia OR 97064

REGULAR MEETING

AGENDA

- | | | |
|---|--|---|
| Position #1 - (Exp.2020) – Jeff Walton | Position #2 – (Exp. 2021) – Brad Zichterman | |
| Position #3 – (Exp. 2018) – Erika Paleck | Position #4 – (Exp. 2018) – Grant Williams | Position #5 – (Exp. 2019) – Jeff Goodman |
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1. **Position #3** – (Exp. 2018) – Erika Paleck
 2. **Call to Order: Erika Paleck, Planning Commission Chair**
 3. **Approval or Additions to Agenda**
 4. **Topics from the Floor**
 5. **Consent Agenda**
 - A. Planning Commission Minutes from September 20, 2018 Pg. 1-2
 6. **Unfinished Business**
 7. **New Business**
 - A. Election of Chair and Vice Chair
 8. **City Planner’s Report**
 9. **Commissioners Reports**
 10. **Chairperson Report**
 11. **Correspondence**

Adjournment

AMERICANS WITH DISABILITIES ACT NOTICE

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PLANNING COMMISSION MEETING
Thursday, September 20, 2018 7:00 PM
City Council Chambers, 1001 Bridge Street, Vernonia OR 97064
REGULAR MEETING/PUBLIC HEARING

MINUTES

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

Call to Order: Erika Paleck, Planning Commission Chair

Commissioner Paleck called the meeting to order at 7:02pm

Approval or Additions to Agenda

Commissioner Zichterman made a motion to approve the agenda as presented. The motion was seconded by Commissioner Walton.

Votes:

Commissioner Paleck: Yes	Commissioner Williams: Absent	Commissioner Goodman: Absent
Commissioner Walton: Yes	Commissioner Zichterman: Yes	

Motion carried.

Approval of Planning Commission minutes from August 16, 2018

Commissioner Zichterman made a motion to approve the minutes as presented. The motion was seconded by Commissioner Walton.

Votes:

Commissioner Paleck: Yes	Commissioner Williams: Absent	Commissioner Goodman: Absent
Commissioner Walton: Yes	Commissioner Zichterman: Yes	

Motion carried.

Topics from the Floor

Continued: Public Hearing of PA 17-02

Commission Deliberation of PA 17-02

Commissioner Walton explained that he is glad the Commission did not vote on the changes at the previous meeting. The Commissioners are here to represent the community as a whole, not just one person. He expressed interest in hearing the options again for building over lot lines. Commissioner Zichterman spoke in favor of the option chosen at the previous meeting at it covers the city as well as the property owner. Mr. Straite explained that he briefly spoke with the City Attorney and he explained that with the approval process it will strengthen the agreement more so than an over the counter agreement. Commissioner Paleck agreed as she was initially in favor of option 1.

City Planner Straite presented the options to the Commissioners. The Commissioners are in favor of allowing building over lot lines with the requirement of a document restricting the property from being separated and sold. This option would have a staff level review and if approved, would be recorded with the County. An example of a potential reason to deny the application would be if it caused an extreme nuisance to the neighbors or limited access. In the case of a denial, the applicant could appeal the decision to the Planning Commission. During a sale, the document would come up during the title search.

Mr. Straite explained that the document could be reversed if the property owner chose to, they would merely have to remove the structure on the line. Commissioner Zichterman explained for the Commissioners that one of the reasons the Commission was in favor of this option was that it would save the owner costs up front (VS requiring a lot line adjustment).

The Commission reviewed the proposed code and discussed that the ability for the applicant to appeal the staff decision to the Planning Commission will also give neighbors the ability to comment on the application. In reviewing section 9-01.10-90 (D) (8.b) it was decided that it should be a part of Approval Criteria. Consensus of the group is to add that a permit cannot be issued until the document is recorded (Section 9-01.10-90 (F)).

Commissioner Walton inquired as to why most municipalities even have a type 1 process. Mr. Straite explained that a benefit of a type 1 process is it keeps small land use applications out of the Planning Commission (IE Sign Permits and Fence Permits). He explained that there is no one size fits all process, municipalities all do things a little differently.

The group then discussed the good and bad when it comes to owner carry contracts. Mr. Straite explained that the building over lot lines process and the process to consolidating two lots into one (Property Line Adjustment), is nearly identical. The only difference is the requirement for a survey.

Commission Motion of Decision

Commissioner Zichterman made a motion to recommend approval of the Ordinance to the City Council, as modified by the Planning Commission. The motion was seconded by Commissioner Walton.

Votes:

Commissioner Paleck: Yes

Commissioner Williams: Absent

Commissioner Goodman: Absent

Commissioner Walton: Yes

Commissioner Zichterman: Yes

Motion carried.

Commissioners Reports

Chairperson Report

Correspondence

Adjournment

Commissioner Paleck adjourned the meeting at 8:09 pm