

PLANNING COMMISSION MEETING

January 19, 2011

The Bay City Planning commission met in regular session on January 19, 2011. Chair Terry Griffin called the meeting to order at 6:05 p.m. Commission members present were Terry Griffin, Chris Gant, John Sollman, Phyllis Wustenberg and Judy Wadley. Also present were City Council members John Gettman and Robert Pollock, City Planner Sabrina Pearson, City Clerk Gaile Harris and visitor Bay City Vision Committee member Pat Vining.

MINUTES

Motion by John, second by Judy, to approve the minutes of the 11/17/2010 meeting as presented. Motion passed unanimously.

VISITORS' PRESENTATION

Pat Vining stated that the Vision Committee had been reconstituted, and would hold its first meeting April 11, 2011. The Committee had held an organizational meeting January 18, defined three major goals for the upcoming series of meetings, and assigned two committee members to tackle each of the goals.

Pat stated that a final report would be presented to the City Council upon completion of the project, which, he estimated, would require about six months. Pat said that the City had done a good job with portions of the original Vision Plan, specifically the City Park and the Arts Center's contribution to the cultural enrichment of Bay City.

The Vision Plan was developed between 2000 and 2002, and the Council felt it was time to review the plan to determine whether any revisions were needed to bring it up to date. Pat said the Vision Plan was a "living document" subject to change as conditions changed. Pat welcomed members of the Planning Commission to attend meetings of the Vision Committee and provide their input. Included in the subject matter to be considered are matters of concern to the Commission, such as Architectural Review.

Terry thanked Pat for his update on what the Vision Committee is doing.

UNFINISHED BUSINESS

None

NEW BUSINESS

None

OTHER

- a. John stated that the City Council had asked that the Planning Commission state its role in the regulation of community gardens. John stated that, in his opinion, the Planning Commission's role with respect to community gardens was solely to determine whether Community Garden should be deemed a land use and listed in Section 1.3 of the Development Ordinance.

John explained that community gardens are a temporary use of undeveloped land and are adequately covered by rules governing agriculture, and grading and erosion control.

John moved, and Phyllis seconded, that Community Garden not be listed in Section 1.3 as a land use. Motion passed unanimously.

Other topics discussed regarding the intersection at Hwy 101 and Hayes Oyster Drive, parking problems along 5th Street, and people not obeying the basic speed rule when there is no physical sign in place. Sabrina said she will talk with Dave Pace about putting signs up. Terry suggested if we are unable to put up signs, perhaps painting the signs on the road or even installing speed humps that would not affect the Fire Department. Lines could be painted to indicate a sidewalk area for pedestrians.

- b. Amendments to the Development Ordinance

John distributed copies of Sections 1.35, Allowable Uses, Additional Information, and 13, Definitions. He asked that the members review them before the next meeting.

Sabrina and John will continue their work on Section 1.35 Allowable Uses and Article 13 Definitions.

John recommended that the Planning Commission not consider changes to Section 3.96, Architectural Review, in this round of Development Ordinance amendments, since the Vision Committee will consider this subject and make recommendations.

John recommended that addition of Goal X to the Comprehensive Plan regarding bicycles and transportation be dropped from consideration in this round of amendments because the Comprehensive Plan needs to be reorganized before any meaningful changes can be considered.

John agreed to take on the reorganization of the material in the Comprehensive Plan without changing any of the rules or policies.

John expressed concern over the sheer volume of the changes now under consideration. Sabrina recommended that the changes be divided into four sections, each to be discussed at a separate public hearing.

Discussion was held concerning zoning boundaries. Sabrina is looking into obtaining zoning overlay maps from Tillamook County. Further discussion was held on Child Care Facility requirements, Standard and Off-Street Parking requirements and Sign Requirements.

John Gettman asked Sabrina whether the Planning Commission was doing anything about Urban Renewal. He stated that someday this will need to be addressed. Sabrina said that would be up to the City Council to decide.

John Gettman asked Sabrina whether she has addressed the Enterprize Zone. Sabrina said it has been looked at for a future meeting, to be included with the High Intensity Industrial and Commercial Zones. Sabrina also stated that all of Bay City is in the Enerprize Zone.

- c. Motion by John and seconded by Phyllis to accept the resignation of Terry Spath from the Planning Commission. Motion passed unanimously.

Motion by John and seconded by Chris to advertise the two vacancies in the Planning Commission. Motion passed unanimously.

PLANNING COMMISSION, CITY PLANNER AND CITY COUNCIL CONCERNS

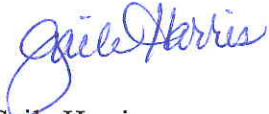
Terry talked about his concern regarding the erosion due to the North Jetty repair. Waves are impacting up the bay and he wonders what that impact would be to the Wastewater Treatment Plant, Railroad and Hwy 101 along the railroad. He has researched this and plans to submit a report to the Port of Garibaldi. Terry encouraged the Planning Commission members to attend a Port meeting on February 9th in the Bay City Council Meeting Room.

Phyllis thanked Terry and wife Diane for hosting a Christmas dinner for Bay City employees, Council members and Planning Commission members.

ADJOURNMENT

Motion by Judy, second by John, to adjourn the meeting at 8:05pm. Motion carried unanimously.

Respectfully submitted,



Gaile Harris
City Clerk

SIGN-IN SHEET

PLANNING COMMISSION MEETING

JANUARY 19, 2011, 6:00 PM

✓ John Astor

✓ Robert Pollock

✓ Pat Vining

✓ Sabrina Pearson

✓ Terry Huff

✓ Chris Gant

✓ John Sollman