

**PLANNING COMMISSION MEETING  
February 16, 2011**

The Bay City Planning commission met in regular session on February 16, 2011. Chair Terry Griffin called the meeting to order at 6:06 p.m. Commission members present were Terry Griffin, Chris Gant, John Sollman, Phyllis Wustenberg. Also present were City Council members John Gettman and Robert Pollock, City Planner Sabrina Pearson, Planning Commission Secretary Gaile Harris.

**MINUTES**

Motion by John, second by Phyllis, to approve the minutes of the 1/19/2011 meeting as presented. Motion passed unanimously.

**VISITORS' PRESENTATION**

None

**UNFINISHED BUSINESS**

None

**NEW BUSINESS**

None

**OTHER**

a. Amendments to the Development Ordinance:

Sabrina stated that the proposed amendments to Section 1.411 are now ready to be added to the completed DO amendments.

Sabrina is deleting #13, Community Garden, from Section 1.3, Allowable Uses. This section will be re-numbered. Wrecking Yard, Junk Yard, which will not be permitted, has been added to the list. Also in Section 1.3, numbers 42 and 43, School/Commercial, School/Primary/Elementary/Junior High, or High, will not be permitted in the Shoreland Areas.

Sabrina found the table, "Permissibility of Uses and Activities in Aquatic Areas," in the Comprehensive Plan and suggested that it be moved to the Development Ordinance, Section 1.32. John agreed that this is a good idea. Of this table Phyllis asked why "Bridge Crossing" and "Bridge Crossing support structures" are two separate items. All agreed to make this one item with a definition. Discussion was held regarding the Storm water/wastewater outfalls and cables/pipelines of this table.

John is still working on the Comprehensive Plan. He is moving each Comprehensive Plan item to the appropriate Statewide Planning Goal. John has

found much repetition and is currently one-third of the way through the Plan. He hopes to be finished by the March 16, 2011 meeting. John is also planning on making a new table of contents and an index. He stated that the maps need to be replaced with readable maps and put into a separate section for the maps, to be used in conjunction with the Development Ordinance and the Comprehensive Plan. John and Sabrina will work on this re-organization.

Sabrina recommended that Section 1.35 be deleted as these can now be found elsewhere in the Ordinance, and most of the material had been moved to Section 13.010 Definitions. John and Terry agreed.

Parking Standards, Section 3.5, is now alphabetized. Discussion was held regarding vehicles parked for extended periods on the streets and/or in front of homes. Terry stated that this is in the Nuisance Ordinance which the City Council is working on.

Discussion was held whether some of the material on Estuarine Zones was more in the nature of regulation, and should be moved to the Development Ordinance.

Sabrina recommended that Section 3.55 be added regarding Off-Street Parking Requirements. Fees, if any, would be established by the City Council.

Additional discussion was held regarding the Geological Hazard Maps. John Gettman requested copies be made for all City Council members. Sabrina and Gaile will work together to get color copies made.

Section 3.8 Sign Requirements, John Sollman stated that the City of Bay City should not be reviewing signs intended to be seen on Highway 101 for compliance with ODOT rules. John does not want it implied that the City reviews ODOT sign requirements. John insisted that the rules require ODOT review and evidence of ODOT approval before the City acts on an application for a sign intended to be viewed from the highway. Sabrina will change the wording.

Section 13.010: Amended definition for Community Garden will stay in this section.

John stated that language that a manufactured dwellings is considered a Single Family is not a definition and belongs in the section of regulation for residential housing construction. Sabrina will move the language to Section 3.75, Standards for Manufactured Dwellings.

Discussion was held on Health Care Facilities, Hospitals, Mining and Removal of Sand or Gravel, and Senior and Disability Service Facilities. John stated that Mining and Removal of Sand or Gravel is not a definition and should be put in regulations. Sabrina agreed and will put it under #14 Estuarine uses.

## **PLANNING COMMISSION, CITY PLANNER AND CITY COUNCIL CONCERNS**

John brought the group's attention to a Health Assessment survey he received from Lin Downey. The survey was brought to City Hall by Jim Becraft from the Tillamook County Health Department. It involves questions regarding development and plans to see whether Bay City is a healthful community to its present and future citizens. John will provide a copy of the survey for the Planning Commission and the Vision Committee.

Discussion was held regarding Park funding from the State for the College property on Tillamook Avenue. Sabrina is working with Don Reynolds to prepare a request for a conditional use permit for a public park to be presented to the Planning Commission next month.

#### **ADJOURNMENT**

Motion by Terry, second by Phyllis, to adjourn the meeting at 7:57pm. Motion carried unanimously.

Respectfully submitted,



Gaile Harris  
Planning Commission Secretary

# SIGN-IN SHEET

PLANNING COMMISSION MEETING

FEBRUARY 16, 2011, 6:00 PM

✓ Chris Gant

✓ JOHN SOLLMAN

✓ SABRINA PEARSON

✓ Robert Pollock

✓ Terry GUFFIN

✓ Phyllis Wusterberg

✓ JOHN GETTMAN