

PLANNING COMMISSION MEETING
March 17, 2010

The Bay City Planning Commission met in regular session on March 17, 2010. Chair Terry Griffin called the meeting to order at 6:05 p.m. Commission members present were Terry Griffin, John Sollman, Chris Gant and Judy Wadley. Also present were City Council member John Gettman, City Planner Sabrina Pearson and Commission Secretary Linda Downey. See an attached list of visitors.

MINUTES

Motion by John, second by Judy, to approve the minutes of the 02/17/2010 meeting as presented. Motion passed unanimously.

VISITORS' PRESENTATION

None

UNFINISHED BUSINESS

#06-16 Spruce Rose Subdivision Final Plat

Sabrina acknowledged that the Spruce Rose Subdivision was presenting the final plat for approval. Sabrina reviewed the staff report and criteria.

Sabrina stated that the final plat meets the criteria and required conditions. Staff recommends approval with the following three conditions.

1. After approval of the Planning Commission and City Council the subdivider shall record the conditions, covenants and restrictions and shall place that number on the final plat prior to presenting the plat for signatures to the City.
2. The subdivider shall submit a final plat to the Planning Commission in conformance with the approved draft final plat. An original reproducible drawing and five blue-line or black-line prints of the plat shall be submitted.
3. After meeting conditions of approval (1) and (2), the subdivider shall then obtain the signatures of the Chairman of the Planning Commission and Mayor, and record the plat within 90 days after the last signature has been obtained.

Discussion was held on the bio swale developed on the property. Engineer Rich Gitschlag explained that the bio swale was designed to contain the stormwater and allow it to disperse at the same rate as the water runoff before the property was developed.

Engineer Rich Gitschlag was concerned about the recording sequence in the

conditions proposed by Sabrina. He requested that the final plat and the conditions, covenants and restrictions be recorded at the same time. The Planning Commission agreed to remove the language, “prior to presenting the plat for signatures to the City,” from the first condition of approval.

Motion by John, second by Judy, based on the findings of fact the Planning Commission approves the Spruce Rose final plat with the conditions as modified. Motion passed unanimously.

NEW BUSINESS

None

OTHER

A. Review City Council Nuisance Ordinance

The Planning Commission reviewed the proposed Nuisance Ordinance that is being revised by the Council. The primary concern is the screening of storage. John Sollman commented that the focus should be on the screening of items and not the descriptions of front and side yards. John recommended that the words, “of cats,” be removed from Section 1.2.5, Dangerous Animals, because a wolverine is a dangerous animal, but not a cat. John also noted a few grammatical corrections.

John Sollman also recommended including a section to address feeding of raccoons because of the nuisance it creates.

Discussion moved to the enforcement of the ordinance and the prospect of the City having a Municipal Court.

Motion by John, second by Chris, to make a formal recommendation to the City Council that Bay City start a Municipal Court. Motion passed unanimously.

B. Carol Waggoner Letter of Resignation

Planning Commission member Carol Waggoner submitted a letter of resignation due to health reasons. The Planning Commission members expressed their disappointment over the resignation.

Motion by Judy, second by John, to accept with great regret, Carol’s letter of resignation. Motion passed unanimously.

PLANNING COMMISSION, CITY PLANNER AND CITY COUNCIL, CONCERNS

John Sollman submitted an article from the *Oregonian* about inaccuracies in published *Google* maps. John was concerned that, should Parametrics use a

Google map for the City's Transportation Plan, it would not be accurate. Sabina will contact Parametrics to discuss the map.

Chris noted that the Transportation Plan mentioned Alderbrook Road at the south end of Bay City. He said that it should be listed as Alderbrook Loop Road.

Discussion on the Transportation Plan continued. Discussion was held on different ideas to reduce the speed on Hwy 101. The Transportation Plan will aid in working to reduce the speed limit. The Planning Commission would like to have a safe pedestrian crossing to the bay front. John Sollman acknowledged the need to reduce the speed of the vehicles turning onto 5th Street from the highway for the safety of the pedestrians crossing 5th Street at that intersection.

ADJOURNMENT

Motion by John, second by Judy, to adjourn the meeting at 7:52 p.m. Motion carried.

Respectfully Submitted,

Linda Downey
Planning Commission Secretary