

## **PLANNING COMMISSION MEETING**

**May 18, 2011**

The Bay City Planning commission met in regular session on May 18, 2011. Chair Terry Griffin called the meeting to order at 6 p.m. Commission members present were Terry Griffin, John Sollman, Judy Wadley and Mark Hannah. Also present were City Council members John Gettman and Robert Pollock, City Planner Sabrina Pearson, Planning Commission Secretary Gaile Harris, Visitor Sharline Sollman.

### **MINUTES**

Motion by John, second by Judy, to approve the minutes of the 4/20/2011 meeting as presented. Motion passed unanimously.

### **VISITORS' PRESENTATION**

**None**

### **UNFINISHED BUSINESS**

Planning Commission Ordinance #652:

John explained the reasoning for the change from Ordinance #637. As recommended by the Planning Commission at its April 20 meeting, City Attorney Lois Albright drafted the following amendments: Section 8 --- Quorum to be a majority of Planning Commissioners; Section 3B(2) --- adding Urban Growth Boundary; Section 2 --- membership within City or Urban Growth Boundary; Section 6 --- allowing no more than one Planning Commissioner to reside outside the City but within the Urban Growth Boundary; Section 9 --- allowing meetings to be conducted all or in part by electronic means. Attorney Albright drafted two additional changes: Section 5 --- makes use of a selection committee optional; Section 14 --- declares an emergency, making the ordinance effective upon adoption by the City Council.

John stated there was a typographical error on page 3, Section 8, last line "casts" should be "cast."

Discussion was held regarding Section 8, whether the Chair should be a nonvoting member except in the event of a tie vote. The members decided to accept the language as written. No further discussion regarding Ordinance #652 was held.

Motion by John, second by Judy, that Ordinance #652 be referred to the City Council for passage with the provision that the typographical error on page 3 is corrected. Motion passed unanimously.

### **NEW BUSINESS**

**None**

### **OTHER**

None

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

Terry welcomed Mark Hannah to the Planning commission.

Terry stated that Phyllis and Judy's term will expire on June 30, 2011. Judy stated that she is still thinking whether to stay another term. Phyllis was absent.

John Gettman stated his concern regarding residences in Bay City's Urban Growth Boundary who are on septic systems. John stated if an area is annexed into the City, there is an Ordinance that requires them to connect to the sewer system. Currently there are no sewer mains in that area. He feels these homeowners should not accept an annexation. He would like to see a provision in the Development Ordinance for a requirement that people living in the Urban Growth Boundary would have to meet sometime in the future. If people decide not to connect to the sewer, they would be required to sign a non-remonstrance agreement.

Mark commented that Bay City has not grown much in the 4 ½ years since he's moved back and asked if we want Bay City to grow and encourage more people to move here. The members explained this is what the local residents want now and this Planning Commission is following the Development Ordinance. John stated that the City would like to promote more economical development in the downtown core.

Discussion was held regarding the railroad and the economic advantages it could bring to Bay City.

Discussion was held regarding the amendment revisions to the Development Ordinance. Terry explained to Mark the revision project the Planning Commission has been working on. John stated that he hasn't been able to work on the Comprehensive Plan for over a month.

Terry stated his concern regarding the pile of oyster shells from Pacific Oyster. He stated that the pile is now encroaching on the Railroad right-of-way and the pile of shells is too high, and that you cannot see the bay. A formal complaint has been filed with Dave Pace, Superintendent of Public Works.

John Gettman stated that Paul Levesque is working on an intergovernmental agreement to transfer all the wetlands along Goodspeed Road in Tillamook to the Port of Tillamook Bay for the purpose of using FEMA money to improve the watershed in that area.

## **ADJOURNMENT**

Motion by John, second by Judy, to adjourn the meeting at 7 pm. Motion carried unanimously.

Respectfully submitted,



Gaile Harris  
Planning Commission Secretary

# SIGN-IN SHEET

PLANNING COMMISSION MEETING

MAY 18, 2011, 6:00 PM

Judy

MARK HANNAH

John Sollman

JOHN SOLLMAN

SARALINE SOLLMAN

Shep Pearson

Ally Buff