

PLANNING COMMISSION MEETING

June 16, 2010

The Bay City Planning Commission met in regular session on June 16, 2010. Chair Terry Griffin called the meeting to order at 6:00 p.m. Commission members present were Terry Griffin, Phyllis Wustenberg, John Sollman, Chris Gant and Christine Clark. Also present were City Council members Robert Pollock and John Gettman, City Planner Sabrina Pearson, Commission Secretary Linda Downey and visitor Gary Albright.

MINUTES

Motion by John, second by Christine, to approve the minutes of the 05/19/2010 meeting as presented. Motion passed unanimously.

VISITORS' PRESENTATION

During Visitor's Presentation Phyllis acknowledged that the museum was receiving several questions about the plans and the work being completed on the museum property in the Goose Point and Kilchis Point areas. She thought it would be a good idea if the Planning Commission and the City Council were up to date on the project.

Gary Albright, the Director of the Tillamook County Pioneer Museum informed the Commission that Chris McDonald and Loverna Wilson were in the process of completing the wetland delineation. A cultural resource assessment will also be completed. Once the studies are complete the Museum will finalize the plans and apply for a Conditional Use Permit with the City. 180 acres are planned for trails. The wetland delineation and cultural resource assessment will identify where the trails can be placed. Three primary interlocking trails are planned one that will have informational signs or kiosks about the Native Americans that settled in the area one about the white settlers and one about the flora and fauna.

The Museum received a grant from Spirit Mountain and the Ford Family Foundation and is working with Oregon Coastal Trust for additional funding. All development of the property will be eco-friendly. They plan to use Port Orford cedar or similar materials for the walkways. When the ground has dried sufficiently they will construct a small five car parking area with rock and pavers to provide a stable off street parking area for the people working at the site.

There is a problem with people cutting wood, hunting, dumping garbage and leaving disabled vehicles on the property. Once the area is opened up to foot traffic and more kayakers begin accessing the area from the bay they hope this issue will diminish.

In the distant future they may consider the construction of a bird watching platform and possibly a Native American longhouse.

Access to and from the area was discussed. Also discussed were the possibility of an exit-only road being constructed, and concerns about the poor condition of County's portion of Warren Road.

The Planning Commission felt it was a very interesting presentation and they thanked Gary and Phyllis for the information update on the project.

UNFINISHED BUSINESS

None

NEW BUSINESS

None

OTHER

a) Development Ordinance and Comprehensive Plan Amendments

The Enterprise Zone was discussed. Sabrina asked Marshall Doak, with Tillamook County Economic Development, to attend the next meeting to speak about the Enterprise Zone. Sabrina suggested that the Planning Commission submit any questions they may have by July 12th, and they would be forwarded to Marshall.

Inspection for erosion control was discussed. Sabrina informed the Commission that the State of Oregon does not have a specific required certification for erosion control inspectors.

Sabrina noted that the City of Bend has an employee with certification in erosion prevention, sediment control and stormwater management from an agency called the “International Erosion Control Agency” based in North Carolina. For a fee the agency will provide online training and certification. Bend offers specific guidance on erosion prevention, sediment control and stormwater management techniques, and holds courses to train contractors and property owners on proper techniques.

Dennis Jurries from DEQ offered to hold a training course for government officials, contractors and property owners in Tillamook County. Dennis asked to work with Rosenberg Builders Supply so that they could stock the materials necessary for proper erosion prevention, sediment control and stormwater management, and offered to hold the training at Rosenberg. Unfortunately, Rosenberg has not yet agreed to hold the training or stock the materials.

Discussion was held on the City’s requiring business licenses. The Planning Commission felt the residents of Bay City would be better protected and there would be better quality control with business licenses in place. This issue arose from the influx of “contractors” with questionable credentials following the December 2007 storm.

Motion by John, second by Phyllis, to make a written recommendation to the City Council to require business licenses for the purpose of quality control.

Motion passed unanimously.

Changes were made to the proposed Section 1.701 Purpose of the Geologic Hazard Zone. "Building Hazards exist throughout the other zones of the City, but specific parcels which lie wholly or partially in an area of identified hazards are considered to be in the Hazards Overlay Zone unless the boundaries of the identified hazard have been delineated by a qualified professional."

Lot line adjustments were discussed. It was proposed that lot line adjustments that alter more than four lots should qualify as Large Scale Development and would require a conditional use permit.

Changing the title "Large Scale Development" has been a topic of discussion in the past. Sabrina proposed keeping the term "Large Scale Development." The term is familiar and for Bay City, developing four or more lots is large scale. The twelve-month time frame was discussed. The primary concern was developers that are concurrently working on the development of four or more lots or four or more dwelling units at the same time.

The definition of "Developer" was discussed. John Sollman would like to include joint ventures and developers working in tandem as de facto joint ventures.

Architectural Review was discussed. Sabrina submitted examples of the design standards for the City of Bend. After further discussion it was decided that the Architectural Review Standards should be created around the types of uses and not a one size fits all type standard. John Sollman pointed out that the requirement for a ten-foot ceiling height and display windows would be inappropriate for doctors' and other professional offices. This section will be revised and revisited.

PLANNING COMMISSION, CITY PLANNER AND CITY COUNCIL CONCERNS

The City Council reappointed John Sollman to the Planning Commission for another four year term.

John Gettman suggested that copies of the City Council minutes be given to the Planning Commission members in their packet each month so that they would know what is happening at the Council meetings.

John Sollman noted that once the City Attorney completes the paperwork for a long term lease on the property north of the post office, the Planning Commission will hear a request for a setback variance. The variance would be required to site an informational kiosk at that location.

John Sollman informed the Commission that he is having some health issues and may miss a few meetings in the future. The Planning Commission wished him well.

ADJOURNMENT

Motion by John, second by Phyllis, to adjourn the meeting at 9:10 p.m. Motion carried.

Respectfully Submitted,

Linda Downey
Planning Commission Secretary