

## **PLANNING COMMISSION MEETING**

### **November 17, 2010**

The Bay City Planning Commission met in regular session on November 17, 2010. Chair Terry Griffin called the meeting to order at 6:00 p.m. Commission members present were Terry Griffin, Chris Gant, Judy Wadley, John Sollman and Phyllis Wustenberg. Also present were City Council member John Gettman, City Planner Sabrina Pearson, Commission Secretary Linda Downey, City Clerk Gaile Harris and visitor Ed Ketzel.

### **MINUTES**

Motion by John, second by Judy, to approve the minutes of the 10/27/2010 meeting as presented. Motion passed unanimously.

### **VISITORS' PRESENTATION**

Ed Ketzel has been working on regulations for community gardens. He drafted the following action plan.

1. Define what a community gardens is.
2. Write an ordinance establishing the city's right to regulate all community gardens within city limits
3. Write a subsection in the ordinance requiring a permit be obtained for the operation of a community garden.
4. Write a clear set of guidelines for a permit to establish and maintain a community garden.
5. Write a clear garden contract for all gardens both on public and private land.
6. Establish a set of guidelines pertaining to chemicals, and fertilizers preferred for use in the gardens.
7. Establish limits as to the amount of material that can be deposited onsite.
8. Create a clear set of rules governing runoff from the garden to adjacent property, and or storm drains.

He found in his research that community gardens are primarily on publicly-owned land and not private property. Ed was unsure whether the City could regulate gardens on private property.

John provided the following definition of a Community Garden.

“Land cultivated by several individuals or a community organization to produce fruits, vegetables, annuals, perennials, or other legitimate plant material, for local consumption or distribution to charitable organizations”

The conditional use process was suggested. Sabrina explained that a conditional use would require findings, time, notice to property owners and money and would be prohibitive to those members wishing to create a community garden. Sabrina acknowledged that the City has in place ordinances that would help regulate a community garden including but not limited to grading and erosion control, public works standards, fill permits and the nuisance

ordinance.

Discussion was held on the proposed community garden regulations.

Terry felt that if a person on private property wanted a “community garden” then they would need to follow the contract and regulations required by the City.

John acknowledged that the primary issue of concern for community gardens is the possible impact on adjacent properties.

Terry recommended that the City provide a booklet containing gardening guidelines that would assist citizen that are inexperienced in gardening.

John and Ed will continue to work on the community garden regulations.

Terry thanked Ed for his work on drafting the community garden regulations.

### **UNFINISHED BUSINESS**

None

### **NEW BUSINESS**

None

### **OTHER**

#### **Amendments to the Development Ordinance**

John emphasized the importance of keeping definitions only in Article 13 of the Development Ordinance to avoid variations or conflicting wording. He asked Sabrina to refine the Allowable Uses list and not provide definitions in Section 1.35.

The minimum lot width or depth for a residential use will be 40 feet provided the minimum lot area requirements are met.

John will work with Sabrina on Section 1.35 Allowable Uses.

Parking Standards were discussed. Minor changes were made. Marinas, piers, boating facilities and Recreation Areas will be determined by the conditional use review.

Signs visible from Hwy 101 under ODOT jurisdiction will require written approval from ODOT before application to the City is made.

John Gettman recommended that the Development Ordinance identify the Enterprise Zone.

Architectural Review Standards were discussed. John thought the Section needed to be revised. Phyllis suggested that John and Sabrina work on the section together. John would like to simplify the wording and include pictures in the section that show buildings which exemplify the rural coastal atmosphere of the city.

Discussion was held concerning the unique character of Bay City and the differences

between Bay City and other coast communities in the area. The Commission would like to preserve the character and customize the ordinance toward the vision of the city.

John and Sabrina will work together on the Architectural Review Standards.

John will photograph buildings that exemplify the rural coastal character desired in Bay City.

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

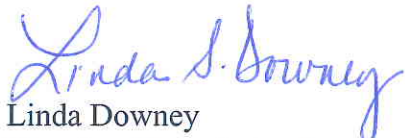
There were no issues of concern.

The idea of locating a train depot in Bay City was discussed. The Oregon Coast Scenic Railway Steam engine could provide a beautiful scenic view of the bay and could stop at Hayes Oyster Drive and/or the museum property when the interpretive trails are complete. A depot in Tillamook is going to be removed, but members were unsure whether it would be available to the city or if the structure had been spoken for.

#### **ADJOURNMENT**

Motion by John, second by Phyllis, to adjourn the meeting at 8:00 pm. Motion carried unanimously.

Respectfully Submitted,



Linda Downey  
Planning Commission Secretary