



**BAY CITY PLANNING COMMISSION MEETING MINUTES**  
**November 15, 2023 5:30 P.M.**

1. **Call To Order** – Commission Member Dan Overholser called the meeting to order at 5:30 P.M. He asked City Planner for a roll call.

City Planner David Mattison read role call. All were present.

2. **Minutes** – The minutes for the September 20, 2023 meeting and October 18, 2023 meeting were presented for review.

A motion was made by Commission Member Penny Eberle to approve both the September and October minutes.

The motion was seconded by Commission Member Jasper Lind.

The motion was approved unanimously.

3. **Visitors Presentation**

There were no scheduled 'visitor' presentations.

4. **Unfinished Business**

There was no unfinished business.

5. **New Business/ Public Hearings**

- a. Ordinance Amendment #OA-2023-01 for proposed code changes to Development Ordinance #374.
- b. Comprehensive Plan Amendment #CPA #2023-01 for proposed Comprehensive Plan changes.

Commission Member Overholser described the legislative proposals and asked the members if there was any conflict of interest, or bias from commission members.

Councilor Tom Imhoff described his conflict of interest since he has a large parcel of land affected by the proposed changes.

There was no challenge from the audience.

Commission Member Overholser read the Planning Commission Order of procedures for the legislative review, and the disclosure statement. He asked staff to present a summary of the application and request.

City Planner David Mattison presented the history of the TGM code changes process that had been ongoing since 2019 and the proposal for the Code changes and Comprehensive Plan changes.

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He presented the concerns from the Public Works Director regarding street requirements; Ralph and Lisa McRae's regarding the EHI zone, uses allowed and light industrial definition; DLCD and the Coastal Policy Specialist regarding state code updates and references and text edits; and David Olsen regarding Blue Heron rookeries.

He identified that the proposed changes meet the City criteria for amendments and the criteria in the State Goals (1-19). He also mentioned that Senate Bill 406 requires middle housing be allowed in all city zones and that the proposed changes meet these requirements as well. He identified the three options the Planning Commission has for a motion, and recommended Planning Commission approve the proposed changes with additional definitions on middle housing and other adjustments as presented.

Commission Member Overholser asked if there were any questions for the City Planner from the Planning Commission members

Commission Member Pat Vining asked how he identify edits in the hearing and how can the City incorporate the changes to protect trees and wildlife.

City Planner stated these edits can be presented tonight and that these edits be presented in a motion.

Further discussion followed.

City Planner stated that the other State Goal issues – Goal 5, 16, 17 – be handled in separate workshops and hearings.

Further discussion followed.

Commission Member Gary Frey asked about shorelands issues that had been identified by the State.

City Planner stated that references and updates to the other goals be included in this review but further review be another task.

State DLCD Laura Buhl reinforced this issue as the additional changes presented are not part of the TGM program.

Further discussion followed.

Commission Member Overholser asked if there were any comments from the audience.

David Olsen, 5395 Salem Street, presented his concerns about wildlife habitat and the Blue Heron rookeries. He is interested in seeing this move forward.

Joel Haugen, Scappoose, Oregon, presented his concerns with the proposed lot sizes.

Ralph McRae, 8140 Bewley, presented his concerns with the limitations of uses in the EHI zone and the light industrial definition.

Liane Welch, 2<sup>nd</sup> and High, stated that she is excited to see the code changes and the TGM code update moving towards adoption.

Commission Member Penny Eberle asked about wildlife habitats and the migratory Blue Herons and other birds.

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Further discussion followed.

Commission Member Lind presented his questions regarding the additional issues.

Further discussion followed.

Commission Member Vinng asked if his earlier edits had been included.

City Planner confirmed that both his edits and Councilor Imhoff's earlier edits had been included.

Commission Member Overholser asked if the Planning Commission was ready to make a motion.

Commission Member Lind made a motion to approve the proposed changes to the City Development Ordinance #341, as OA-2023-01, and City Comprehensive Plan, as CPA-2023-01, with additions to the Light Industrial definition, the updates and reference presented by the State with scriveners' error corrections and the additional definitions presented by staff.

The motion was seconded by Commission Member Eberle.

The motion was approved unanimously, all were in favor.

#### **6. Other**

There was no 'other' business.

#### **7. Planning Commission, City Planner Concerns**

City Planner presented his monthly report.

He stated that there were some new properties in town that were being re-established on previous lots from the original town plat.

City Manager Dave McCall stated that in the near future the City will begin the process of codification to create a combination of all ordinances and include all of the City ordinances.

#### **8. Adjournment**

A motion was made by Commission Member Eberle to adjourn the meeting.

The motion was seconded by Commission Member Vining.

The motion was approved unanimously.

The meeting was adjourned at 7:24 p.m.

#### **Acknowledged:**

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**Dan Overholser, Chair**

**Date Signed**

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