



AGENDA
BAY CITY PLANNING COMMISSION MEETING
August 16, 2023 5:30 P.M.

1. CALL TO ORDER – 5:30 P.M
2. MINUTES
 - a. Planning Commission Meeting Minutes 06/21/2023.
3. VISITORS PRESENTATION
4. UNFINISHED BUSINESS
 - a. None.
5. NEW BUSINESS/ PUBLIC HEARINGS
 - a. Setback Variance Request, V-2023-03, to reduce the required 15 ft street side yard setback by approximately 3 ft for the location of the garage on the property located at 6850 Seattle Avenue, Bay City, Oregon 97107.
 - b. 12-month review of McRae Conditional Use Permit #CU-2022-02.
 - c. Interpretation of Side Yard Definition for Booth Property on Union Avenue
6. OTHER
 - a. None.
7. PLANNING COMMISSION, CITY COUNCIL AND CITY PLANNER CONCERNS
 - a. City Planner Monthly Report
 - ▶ Planning Correspondence Articles ◀
 - a. Willet Apartments Open in Tillamook offering Affordable Option.
 - b. Commissioners approve update to County STR ordinance.
 - c. Picture – Manhattan Then and Now
 - d. Marine Heatwave off Oregon Coast
 - e. DLCDC Climate Friendly and Equitable Communities Program Overview
8. ADJOURNMENT

To attend by phone: (518) 992-1125 Access 389573#



Planning Commission Draft Minutes

June 21, 2023



BAY CITY PLANNING COMMISSION MEETING MINUTES
June 21, 2023 5:30 P.M.

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

City Planner David Mattison called each of the members – all were present except Penny Eberle (excused).

- 2. Minutes** – The minutes for the May 17, 2023 meeting were available for review.

Commission Member Gary Frey made a motion to approve the May 17th meeting minutes with changes.

The motion was seconded by Commission Member Dan Overholser.

All were in favor. The motion passed unanimously.

- 3. Visitors Presentation**

There were no scheduled 'visitor' presentations.

- 4. Unfinished Business**

There was no unfinished business.

- 5. New Business/ Public Hearings**

There were no public hearings.

- 6. Other**

Commission Member Lind asked the City Planner to describe the changes in the Planning Commission Bylaws.

City Planner described the outline and changes/additions to the Planning Commission Bylaws and how they had been integrated into Ord 652. He discussed the changes he had made after discussion in May.

Commission Member Gary Frey asked about 'sharing' of the facilitation of meeting and the integration of the duties of the Chair and acting chair/facilitator.

City Planner identified the role of the Chair as a non-voting member unless in the case of a tie.

Further discussion followed.

Commission Member Gary Frey asked about ex parte contact.

City Planner described the rules of ex parte contact.

Further discussion followed regarding disclosure and ex parte contact.

Commission member Vinning asked about the proposed requirements of a Planning Commission quorum.

Further discussion followed.

Liaison Imhoff asked that the bylaws be reviewed further at a later Planning Commission meeting.

Further discussion followed.

City Planner stated he would work on the changes to the bylaws and present at a later meeting.

7. Planning Commission, City Council and City Planner Concerns

City Planner presented his monthly report. He discussed the work on the TGM code update changes that he worked on with Laura Buhle, DLCD. He described the new outline of the code changes briefly.

City Planner made a request for the cancellation of the scheduled July Planning Commission meeting since he will be out of town and many items on the agenda have been postponed to the August Planning Commission meeting.

Commission member Vining made a motion to cancel the July Planning Commission meeting.

The motion was seconded by Commission Member Overholser.

The motion passed unanimously.

City Planner discussed the permits issued in past months and the upcoming land use hearings.

Further discussion followed.

City Planner presented Fire Adaptive and Resistant Codes.

Commission Member Frey asked why doesn't the City have fire codes even if the County does not have codes. Why can't Bay City meet additional criteria for fire codes? He noticed many of the cities that have adopted fire codes also manage the building codes while Bay City is contracted with the County.

Further discussion followed.

Commission member Lind asked about the side yard interpretation.

City Planner described the Booth case and the judge's request.

Further discussion followed.

8. Adjournment

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

The motion was seconded by Commission Member Vining.

The motion was approved unanimously.

The meeting was adjourned at 6:18p.m.

Acknowledged:

Dan Overholser, Chair

Date Signed



Setback Variance Request #V-2023-03



City of Bay City

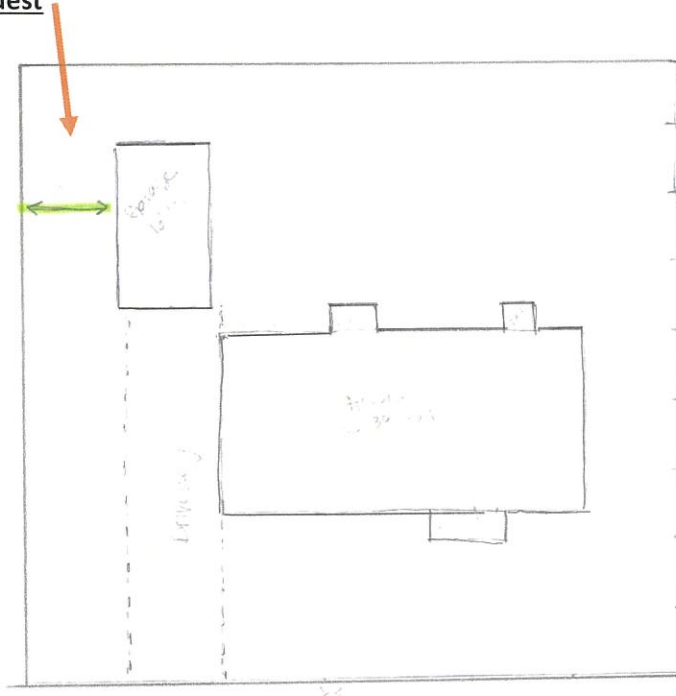
Variance V-2023-03 Report

To: City of Bay City Planning Commission
From: David Mattison, City Planner
Applicant: Brandon and Nichole Bryner
Title: Request for a Setback Variance to reduce the 15 ft street side yard setback by approximately 3 feet.
Case File #V-2023-03

Nature of the Application:

The applicant is requesting to reduce the required 10 ft front yard setback by approximately 4 ft for remodel and expansion of the garage on the subject property. The rear yard side of the subject property is located on the south side of the property at 4635 Spruce Street.

Proposed Site Plan and setback variance request



Relevant Facts:

The following is a summary of the facts and testimony found to be relevant to this decision.

- 1) **PROPERTY LOCATION:** The property is located on the northeast side of Seattle and 16th Street at 6850 Seattle Avenue, Bay City, Oregon, 97107, and is further identified on Tillamook County Assessor's Map #1S102BA Tax Lot 2700.
- 2) **LOT SIZE:** approximately 0.17 acres.
- 3) **ZONING DESIGNATION:** Moderate Intensity (MI) Zone.
- 4) **SURROUNDING LAND USE:** The subject property is adjacent to residentially developed lots to the north, south, east and west. The adjacent lots to the north, south, east and are in the Moderate Intensity (MI) Zone.
- 5) **EXISTING STRUCTURES:** There is an existing house and partially constructed garage on the subject property.
- 6) **DEVELOPMENT CONSTRAINTS:** The lot is generally level with a slope to the northwest.

Relevant Criteria:

a. Bay City Development Ordinance. Article 1. Introductory Provisions and Intensity Zones.

Section 1.508 Moderate Intensity (MI) Standards

Section 1.509 Maximum Lot Coverage

a. Residential Uses 40%

Section 1.510 Minimum Open Area

a. Residential Uses 60%

Section 1.5135 Maximum Density of Dwelling Units

The Maximum Density of Dwelling Units is 5,000 square feet for each dwelling unit.

Section 1.513 Minimum Lot Size for Platted Lots Existing Prior to the Enactment of this Ordinance

a. Minimum lot area..... 5,000 square feet

b. Minimum lot width or depth 40 feet

b. Bay City Development Ordinance. Article 3. Supplementary Provisions. Section 3.3. Setback requirements

Section 3.302. Without Planning Commission Review

Setbacks from lot lines shall be:

- 20 feet in a front yard,
- 10 feet in a rear yard,
- 5 feet in a side yard.
- In the case of a yard abutting a street, with the exception of the front yard, the street yard setback shall be 15 feet and the rear yard setback, with the exception of a rear yard abutting a street, may be reduced to 5 feet.

Section 3.306 Definition of Setback

The minimum allowable horizontal distance to the adjacent property line measured from the farthest projection of a structure, including eaves, decks, chimneys, and other projections.

c. Bay City Development Ordinance. Article 6. Variance.

Section 6.010 Purpose

The purpose of a variance is to provide relief when a strict application of the zoning requirements would impose unusual practical difficulties or unnecessary physical hardships on the applicant. Practical difficulties and unnecessary hardships may result from the size, shape, or dimensions of a site or the location of existing structures thereon; from geographic, topographic, or other conditions on the site or in the immediate vicinity. No variance shall be granted to allow the use of property for a purpose not authorized within the zone in which the proposed use would be located.

Section 6.020 Conditions

Reasonable conditions may be imposed in connection with a variance as deemed necessary to protect the best interests of the surrounding property or neighborhood, and otherwise secure the purpose and requirements of this section. Guarantees and evidence may be required that such conditions will be and are being compiled with.

Section 6.030 Criteria for Granting Variances

Variances to requirements of this ordinance, with respect to lot area and dimensions, yard area, lot coverage, height of structure, vision clearance, decks and walls, and other quantitative requirements, may be granted only if, on the basis of the application investigation and evidence submitted by the applicant, all four expressly written findings are made:

- a. That a strict or literal interpretation and enforcement of the specified requirements would result in practical difficulty or unnecessary hardship.

- b. That there are exceptional or extraordinary circumstances or conditions applicable to the property involved or to the intended use of the property which do not apply generally to other properties in the same zone.
- c. That the granting of the variance will not be detrimental to the public health, safety, or welfare or materially injurious to properties or improvements in the near vicinity.
- d. That the granting of the variance would support goals and policies contained with the Comprehensive Plan.

Variances in accordance with this subsection should not ordinarily be granted if the special circumstances on which the applicant relies are a result of the actions of the applicant or owner or previous owners.

Section 6.035 Variance Standards for Setback Requirements

Variances to requirements for setbacks may be granted only if, on the basis of the application, investigation and evidence submitted by the applicant and others, all three expressly written findings are made:

- a. The variance will not significantly adversely affect adjacent property, existing or future views, road expansion or availability of sunlight on adjacent property.
- b. Fire regulations are met as determined by the building official.
- c. There is a valid design reason for the request, such as the obtaining of views or solar exposure, or maintenance of trees.

Findings:

The Planning Staff Finds the following:

Findings for the requested Variance

1. The applicant provided the following responses to the criteria listed in Section 6.030:

- a. That a strict or literal interpretation and enforcement of the specified requirements would result in practical difficulty or unnecessary hardship.

According to the applicant, the required 15 ft street side yard setback poses a difficulty in constructing the new garage. With the required setback, the garage door would be hindered from full functionality. It (the garage door) would be offset behind the house being unable to be used.

Staff confirms that in this situation, the required 15 ft street side yard setback results in a practical difficulty from the owner's plans and full functionality of the garage, and the request for a 3 ft street side yard variance will alleviate this difficulty. This criterion has been met.

- b. That there are exceptional or extraordinary circumstances or conditions applicable to the property involved or to the intended use of the property which do not apply generally to other properties in the same zone.

According to the applicant, 16th Street has a steep slope on the east side, adjacent to the property, and therefore would not be widened or have further expansion.

In this case, the existing street ROW for 16th Street is 50 feet wide; the existing street width is 12 feet; and the street is approximately 18 feet from the subject property line. The property has a steep slope on the east and north side requiring the owners to move the house further west on level ground which then creates an exceptional circumstance on the property and the location of the garage. This criterion has been met.

- c. That the granting of the variance will not be detrimental to the public health, safety, or welfare or materially injurious to properties or improvements in the near vicinity.

According to the applicant, there will be no adverse effects from granting the street side yard setback. The setback variance will not have a negative effect on the adjacent properties. In this case, the existing street ROW for 16th Street is 50 feet wide; the existing street width is 12 feet; and the street is

approximately 18 feet from the subject property line, which creates a greater street setback. This criterion has been met.

d. That the granting of the variance would support goals and policies contained with the Comprehensive Plan.

The setback variance of 3 feet on the street side appears to be supported by a number of Bay City's Comprehensive Plan Goals and policies as identified below.

- Bay City Comprehensive Plan Goal I is 'To maintain a high quality of life in keeping with the natural environment'.
 - Policy 1 for Goal 1 states 'the Plan and City ordinances shall promote development that complements and protects the Bay City environment.'
 - Policy 8 for Goal 1 states 'the desires and needs of the townspeople of Bay City shall be considered in the application of all development policies.'
- Comprehensive Plan Procedural Policy 8 states that 'Goal Statements are intended to be broad and directive, suggesting purpose and intent of the City. Policies are more specific, but still must be considered directive subject to interpretation of the Planning Commission and City Council. The standards contained in the Development Ordinance are to be applied, unless the Planning Commission or City Council grants a variance from them.'

This criterion has been met.

2. Responses to the criteria listed in Section 6.035 are as follows:

a. The variance will not significantly adversely affect adjacent property, existing or future views, road expansion or availability of sunlight on adjacent property.

A 3-foot setback variance from the required 15 ft setback will not affect adjacent properties since it is on the street side yard (west side). This criterion has been met.

b. Fire regulations are met as determined by the building official.

Not applicable. Fire regulations are not an issue to the proposed setback variance since it does not interfere with emergency vehicle mobility. This criterion has been met.

c. There is a valid design reason for the request, such as the obtaining of views or solar exposure, or maintenance of trees.

The reason for the requested 3 foot street side yard setback variance is the required 15 ft street side yard setback poses a difficulty in constructing the new garage. With the required setback, the garage door would be hindered from full functionality. It (the garage door) would be offset behind the house being unable to be used. This criterion has been met.

3. Notice was sent to adjacent property owners on July 5, 2023. Published online on July 5, 2023.

4. No Comments were received

Conclusion:

The findings of Planning Staff support the conclusion that the requested variance V-2023-01 meets the criteria of the Bay City Development Ordinance Section 6.030 (a-d) and Section 6.035 (a-c), and the proposed development of a single-family development, may be approved with the following conditions:

1. Submittal by the applicant and approval by the City of a City Zoning Permit, Grading and Erosion Plan and Permit, and any other permits required for construction of the garage.
2. Submittal by the applicant and approval by the Tillamook County Community Development Department of a required Building permit for the addition, with a copy of the County approval submitted to the City.

In making a decision, Planning Commission may:

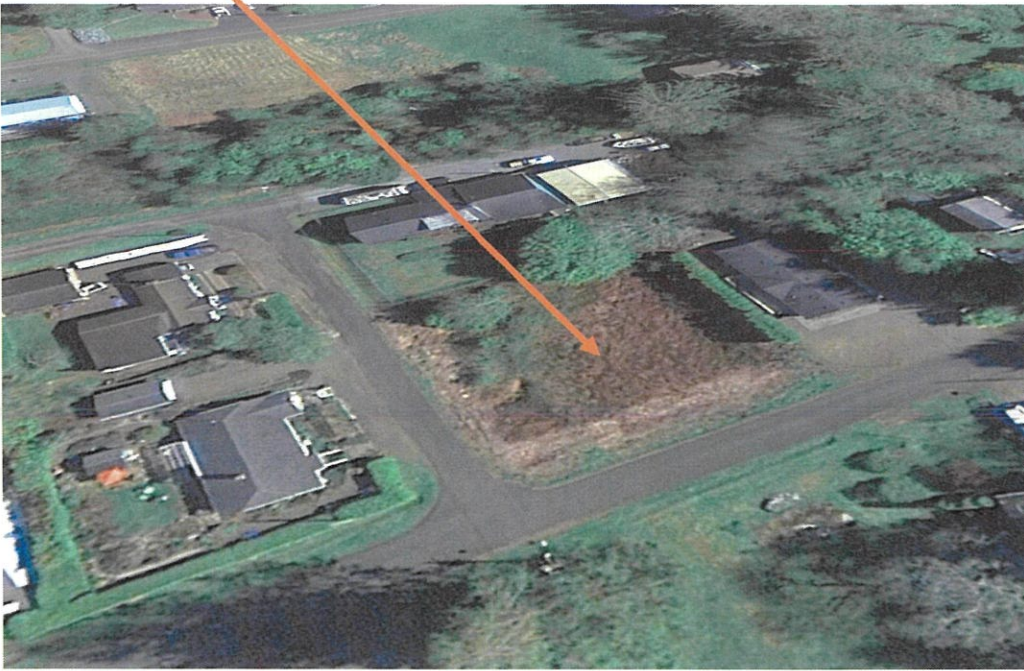
1. Grant the setback variance request.
2. Grant the setback variance request, with conditions.
3. Deny the setback variance request.

- Planning Staff recommends granting the street side yard setback variance request.

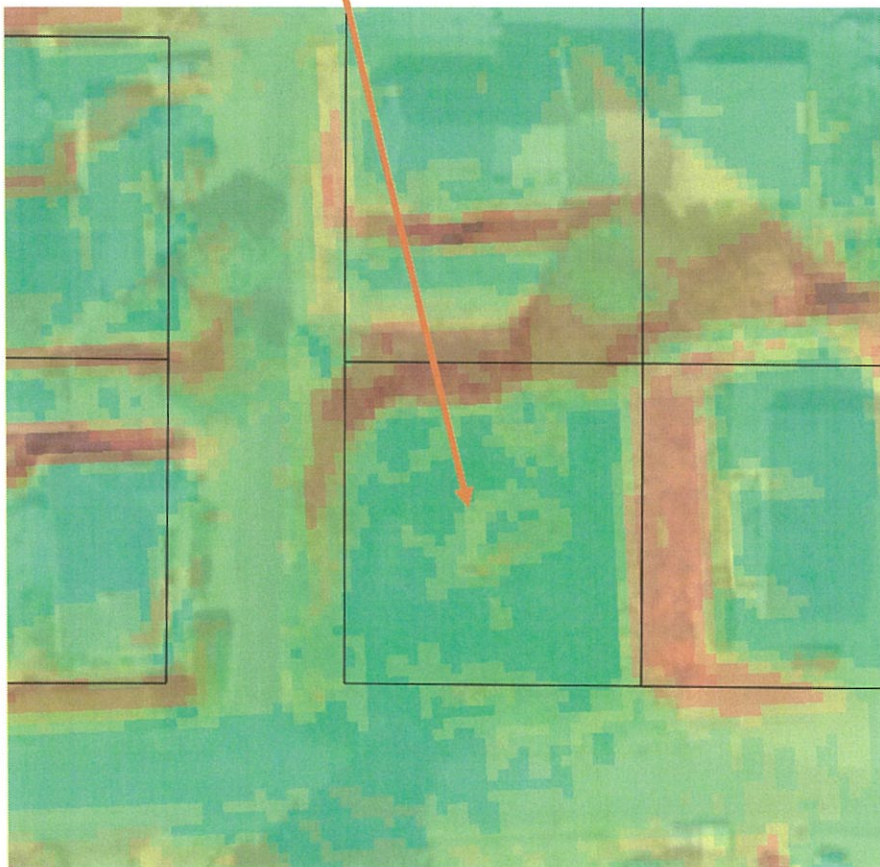
Subject Property



Subject Property



Subject Property and slope





12-Month Review of #CU-2022-02



City of Bay City

PO Box 3309
Bay City, OR 97107
Phone (503) 377-2288
Fax (503) 377-4044
TDD 7-1-1
www.ci.bay-city.or.us

BEFORE THE PLANNING COMMISSION OF THE CITY OF BAY CITY

IN THE MATTER OF A: CONDITIONAL USE PERMIT
FOR THE FOLLOWING PROPERTY:

8140 Bewley Street (1S1002CA00201/500).

ZONING: East High Intensity

PROPERTY OWNER/ APPLICANT

McRae & Sons Inc., Ralph and Lisa McRae

PO BOX 3329

Bay City, OR 97107-3329

Findings of Fact, Conclusions
and Order No. CU-2022-02

Ralph and Lisa McRae, McRae and Sons Inc., are requesting a conditional use permit to utilize onsite parking lots to provide secured parking and convert existing buildings onsite to dry storage/warehouse space at Map and TL 1S1002CA00201/500. The subject property is approximately 5.92 acres in size. Currently the subject property has an office as well as several shops and warehouses.

The public hearing on the above-entitled matter was taken before the Planning Commission on June 15th, 2022 and July 20th; and the Planning Commission closed the public hearing, and a decision was made at the July 20th, 2022 hearing.

The Planning Commission adopts findings of fact, conclusions and conditions contained in Exhibit "A" and orders that this application for a conditional use permit to utilize onsite parking lots to provide secured parking and convert existing buildings onsite to dry storage/warehouse space is approved with the following conditions:

1. The outdoor parking areas be graveled onsite prior to the proposed use of the property.
2. The applicant shall meet all requirements listed in Section 3.6 of Ordinance #374 for off-street parking.
3. The subject property be screened with appropriate fencing and landscaping prior to the proposed use of the property.
4. All fire/life/safety codes be met for use of the buildings onsite for dry storage and warehousing.
5. Emergency access shall be re-established on the north side of the subject property at the driveway on Tax Lot 1S1002CA00100 and the west side of the subject property at the driveway that extends westward to the 16th Street ROW prior to the use of the subject property. Review and approval shall be granted by the Bay City Fire Chief prior to use of the storage areas.
6. All screening and buffering onsite shall be maintained.
7. City Zoning Permits and County Building Permits for building reuse and removal shall be obtained for completion of Phase 1 and Phase 2.
8. Planning Commission shall review the subject property for compliance six (6) months and twelve (12) months from the date the conditional use permit CU-2022-02 was approved by the Planning Commission. These estimated dates that the review will be taken before the Planning Commission are January 18, 2023 and July 19, 2023;





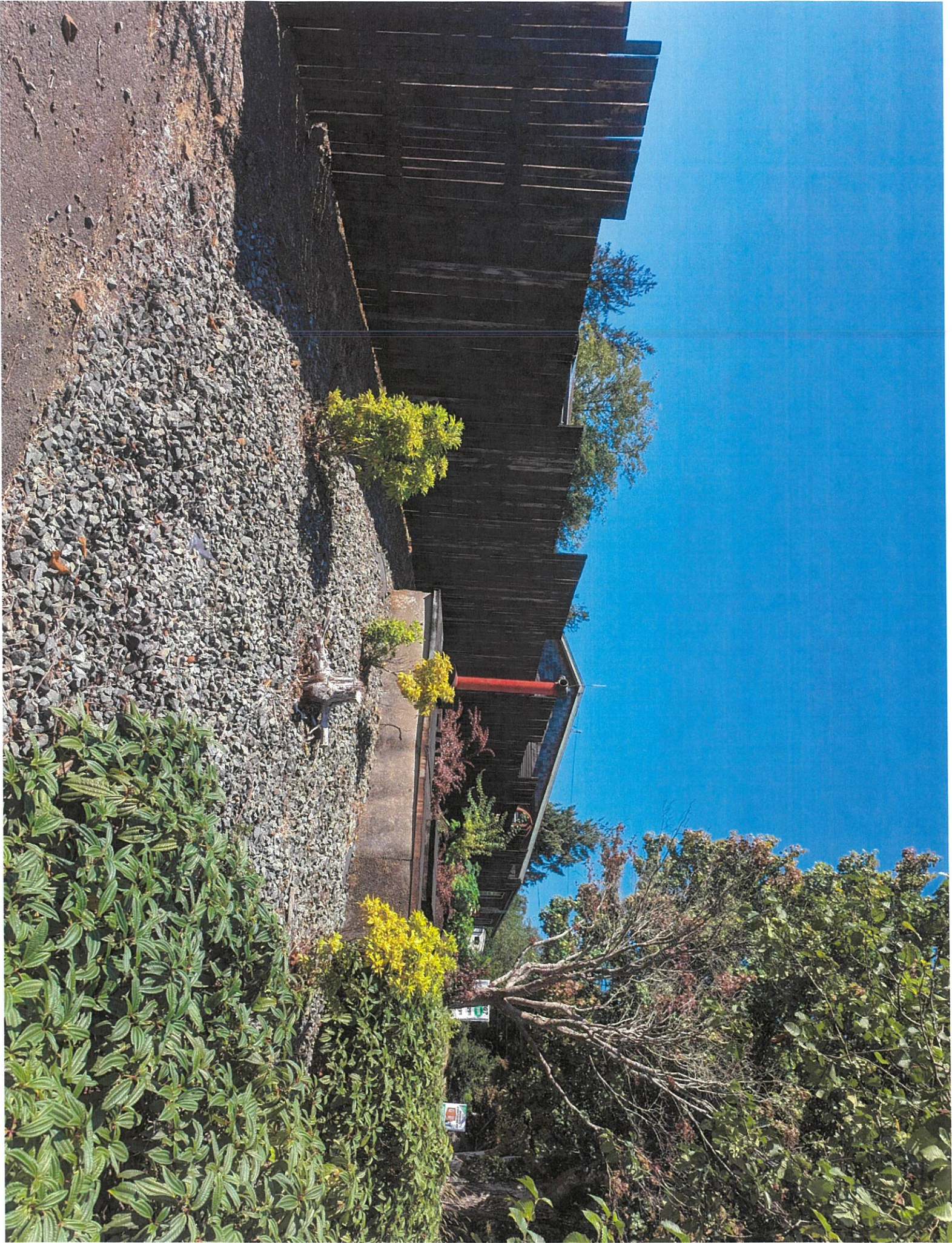




PRECISION WOOD
MANUFACTURING

8140













Interpretation of Side Yard Definition for Booth Property on Union
Avenue

Booth Property – Planning Commission Side Yard Interpretation

PROPERTY LOCATION:

- The property is located at 6780 Union Avenue, and is further identified on Tillamook County Assessor's Map # 01S102BA, Tax Lot 4900.

LOT SIZE:

- Approximately 0.65 acres.

ZONING DESIGNATION:

- Moderate Intensity (MI)

SURROUNDING LAND USE:

- The subject property is adjacent to existing single-family dwellings to the north, south, east and west in the MI Zone District.

BACKGROUND/HISTORY OF PROPERTY:

- In 1910 the Sunnyside addition was platted with the property in question being an unplatted 88 ft gap between the east and west sides of the Addition. Union Avenue was dedicated to the public as a Right-of-Way (ROW) except for the portion in the 88 ft gap.
- In 1912 this gap was discovered and was platted from Portland Avenue to Seattle Avenue, but did not include Union Avenue. In 2005 this gap, on Union Avenue, was identified as of undetermined ownership.
- The Booths own the property on the north and south side of Union Avenue (Tax Lot 4900).
- The Booths acquired the 88 ft gap through a quiet title process and joined/combined the properties into one tax lot (Tax Lot 4900).
- In 2020 the gap on Union Avenue was determined to be part of Union Avenue, splitting tax lot 4900 into two (2) sections with a road crossing between them.
- The Booths' permitted house and accessory structure are on the north side of Union Avenue. Accessory structures are located on the south side of Union Avenue.

SUMMARY OF REQUEST

- The judge has directed the City to provide an interpretation of a side yard for the property, the section of Tax Lot 4900, on the south side of Union Avenue.

EXISTING CODE APPLICABLE TO INTERPRETATION

- The City definition of yard is identified in Ord 374, Section 13.010
 - ✦ 106. Yard: A required open space other than a court unoccupied and unobstructed by any structure or portion of a structure from 30 inches above the general ground level of the graded lot upward provided, however, that fences, walls, poles, posts, and other customary yard accessories, ornaments, and furniture may be permitted in any yard subject to height limitations and requirements limiting obstruction of visibility.
 - ✦ 107. Yard, Front: A yard extending between lot lines which intersect a street line, the depth of which is the minimum horizontal distance between the street line and a line parallel thereto on the lot. On a corner lot, the property owner may designate which street frontage is to be considered the front yard.
- There is no other definition for 'yard' especially in terms of side or rear yard.
- However, in Section 3.302 the term yard is used with setbacks.
 - ✦ Section 3.302 Without Planning Commission Review, Setbacks from lot lines shall be 20 feet in a front yard, 10 feet in a rear yard and 5 feet in a side yard. In the case of a yard abutting a street,

Booth Property – Planning Commission Side Yard Interpretation

with the exception of the front yard, the street yard setback shall be 15 feet and the rear yard setback, with the exception of a rear yard abutting a street, may be reduced to 5 feet.

- The City definition of lot line is identified in Ord 374, Section 13.010
 - ✦ 55. Lot Line, Front: For an interior lot, a line separating the lot from the street; and for a corner lot, a line separating either (but not both) frontage of the lot from the street.
 - ✦ 56. Lot Line, Rear: For an interior lot, a line separating one lot from another on the opposite side of the lot from the front lot line; for corner lots either (but not both) interior lot line separating one lot from another; and for an irregular or triangular shaped lot, a straight line 10 feet in length that is parallel to and at the maximum distance from the front lot line.
 - ✦ 57. Lot Line, Side: For interior lots, a line separating one lot from the abutting lot or lot fronting on the same street; for corner lots, a line other than the front lot line separating the lot from the street or a line separating the lot from the abutting lot along the same frontage.
- The City definition of frontage is also identified in Ord 374, Section 13.010
 - ✦ 36. Frontage: Property abutting on a street.
 - ✦ 58. Lot Types, d. Through Lot: A lot or development site other than a corner lot with frontage on more than one street. Through lots with frontage on two streets may be referred to as "double-frontage lots".

OTHER CODE

There are a couple perspectives to view regarding the definitions of yard.

➤ City of Tillamook § 152.053 Definitions

YARD. Any open space on the same lot with a building or a dwelling group, which open space is unoccupied and unobstructed by any structure from the ground upward to the sky, except for the projections as permitted.

- (1) **YARD, FRONT.** A yard between side lot lines, measured horizontally at right angles from the front lot line, to the nearest point of a building or other structure. See also LOT LINE, FRONT.
- (2) **YARD, REAR.** A yard between side lot lines, measured horizontally at right angles from the rear lot line, to the nearest point of a main building.
- (3) **YARD, REQUIRED.** Open space on a lot, which is unobstructed from the ground upward, except as otherwise provided in this chapter.
- (4) **YARD, SIDE.** A yard between the front and rear yards, measured horizontally at right angles from the rear lot line, to the nearest point of a main building.

➤ City of Yachats Municipal Ord. Definitions

- **Yard:** a space other than a court on the same lot with a building open from the ground.
- **Yard, Front:** a yard extending across the full width of the lot, the depth of which is the minimum horizontal distance between the front lot line and a line parallel thereto at the nearest point of the foundation of the main building.
- **Yard, Rear:** a yard extending across the full width of the lot between the most rear main building and the rear lot line; but for determining the depth of the required rear yard it shall be measured horizontally from the nearest point of the rear lot line; or, if the rear lot line adjoins an alley, then from the center line of the alley, toward the nearest part of the foundation of the main building.
- **Yard, Side:** an area adjacent to any side lot line the depth of which is the specified horizontal distance measured at right angles to the side lot line and being parallel with the side lot line

Booth Property – Planning Commission Side Yard Interpretation

PROPOSED CODE

- The City's proposed definition of yard is as follows:
 - ✦ Front Yard (as identified in TGM Code)
 - ✦ Side Yard (as identified in TGM Code)
 - ✦ Rear Yard (as identified in TGM Code)

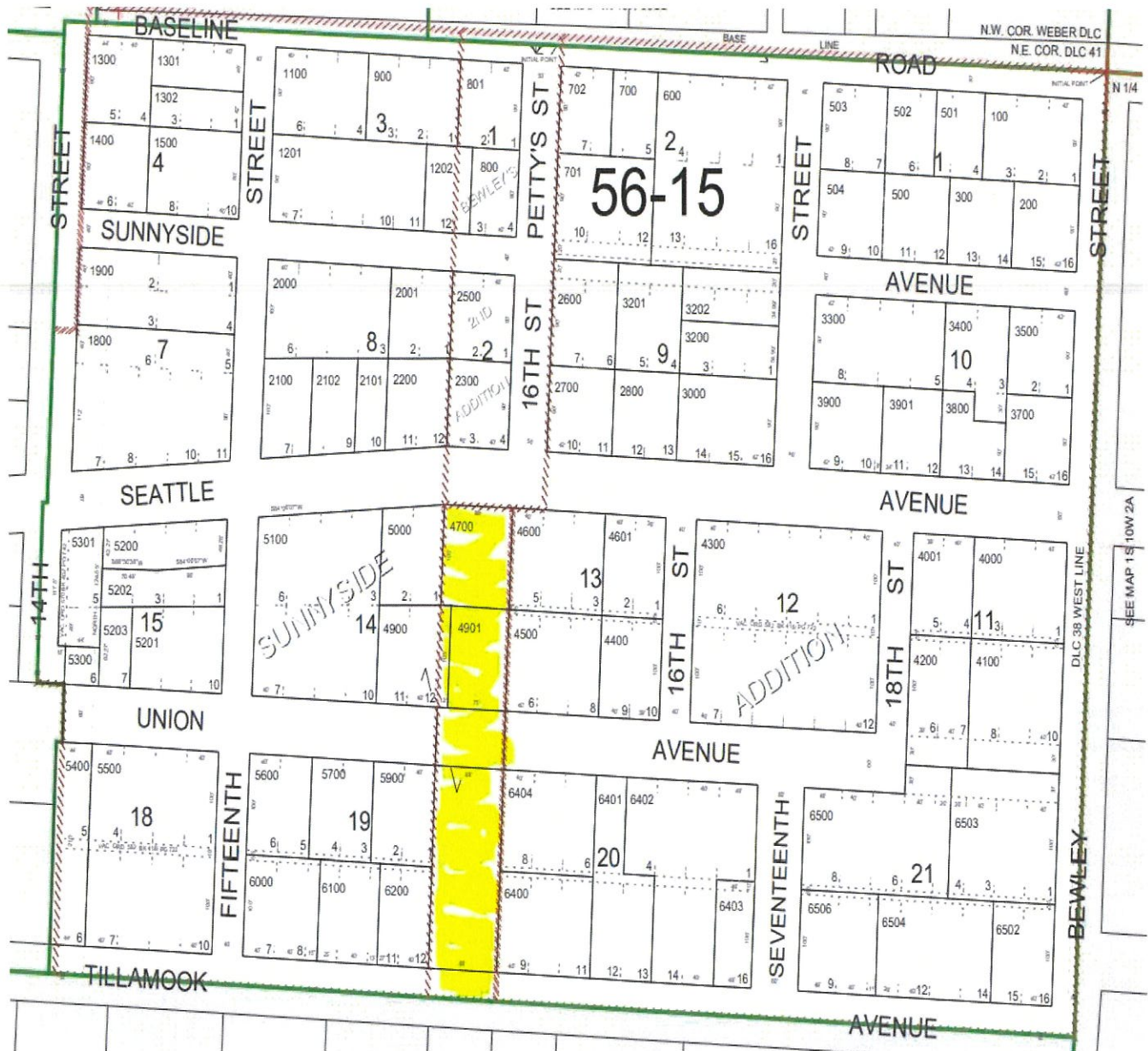
Booth Property – Planning Commission Side Yard Interpretation

- The Booths' permitted house and accessory structure are located on the north side of Union Avenue (area outlined in blue).
- Accessory structures are located on the south side of Union Avenue (area outlined in red).
- The judge has directed the City to provide an interpretation of a side yard for the property, the section of Tax Lot 4900, on the south side of Union Avenue (area outlined in red).



Booth Property – Planning Commission Side Yard Interpretation

Below: Tillamook County Assessor Map 1S1002BA – Note the area denoted in yellow is the 'gap' area between additions, and includes the southern portion of the subject property .





Monthly Report

For July 2023



BAY CITY PLANNING DEPARTMENT MONTHLY REPORT **FOR JUNE 2023**

1. Zoning Permits (5)

- a. Accessory Structure – 9425 Dew Point Place – accessory shed
- b. Single Family Dwelling – 10145 5th Street – SFD/Grading & Erosion Control/GeoHazard Report
- c. Interior Remodel – 9330 4th Street – New Office/Clinic Space
- d. Grading and Erosion Control – 5470 High Street – Fill
- e. Building Addition – 8115 Warren Street - Awning

2. Public Works Permit (2)

- a. Gateway Signs – Public ROW
- b. Driveway – 10145 5th Street

3. Planning Commission Meeting June 21st Meeting

- Planning Commission Bylaws Review.
- Cancellation of July 19th Meeting.

4. Specific Tax Lot Questions/Inquiries/and Other Correspondences (counter, phone or email)

- Development Requirements and Road Improvements for property at 8th and E Street (7 inquiries);
- Development Requirement for property at 5th and High (4 inquiries);
- Development Requirements in Bay Ridge for property at Lot 55 (4 inquiries);
- Setback and Variance requirements for property at 17th and Seattle (4 inquiries);
- Permit Requirements for property at 9330 4th Street (3 inquiries);
- Permit Review and Final Sign-off for property at 9425 Dewpoint Place (3 inquiries);
- Shed requirements in City (3 inquiries);
- New Home on property at 10145 5th (2 inquiries);
- Development Requirements for property at 8th and D (2 inquiries);
- Building Addition for property at 8115 Warren (2 inquiries);
- Heritage Tree at 9th and Pacific (2 inquiries);
- Uhauls storage for property at 8140 Bewley (2 inquiries);
- Garage Specs for property at 4635 Spruce Street (2 inquiries);
- Risk Assessment Work Group Meeting;
- State Housing Grants Review;
- HB 3414 Review;
- Tree Issue for property at 13th and Main;
- Review of Seagulls Rest at 4th and A;
- Inspections for property at 5475 Pacific;
- Development Requirements for property at Fern Street;
- Grading and Erosion Control for property at 11th and Portland;
- Vacation Rentals in City;
- Vacation Rental questions at 8780 15th;
- List of Engineers;
- Development Requirements for property at 7th and Seattle;
- Development Requirements for property at Sunnyside and 17th;
- Development Requirements for property in Bay Ridge Subdivision;
- Violation Permits Required for property at 6625 McCoy;
- Walz Hill Road in City;
- SDC Fees;
- LI Zone Description;
- Fences in City;
- Tree Removal for property at 7th and Fern;

- Gabian Walls for property at 8510 Bayfront Lane;
- Speed Limit/Neighborhood Watch Signs for property at 4600 Salmon;
- PC Hrg Dates/CC Mtg Dates;
- Pre-Application Meeting Requirements;
- Accessory Units in City;
- Development Requirements for property at Hare and Clam;
- Food Cart Placement at 3rd and C;
- Geo hazard Report for property at 7th and Fern;
- Development Requirements for property at 3rd and Hendricks;
- Well Installation in City Urban Growth Area at Seattle;
- Development Requirements and Brush Clearing for property at 2nd and B Street;
- Variance Req for property at 7535 Baseline.

5. Meetings involving Planning Department

- June 1st – Weekly LOC Land Use Legislative Update Meetings via Zoom;
- June 5th – Meeting with DLCD Laura Buh re: TGM Code Update;
- June 6th – Meeting with Nancy Lumpkin re: Development Requirements; BiOp Coalition Meeting; Meeting with Mike Rice (County Surveyor) re Union Avenue Issue Discussion;
- June 7th – FEMA BiOp Briefing
- June 8th – Weekly LOC Land Use Legislative Update Meetings via Zoom;
- June 12th – Meeting with DLCD Laura Buhl re: TGM Code Update;
- June 13th – ERAP Working Group Meeting;
- June 15th – Weekly LOC Land Use Legislative Update Meeting via Zoom;
- June 21st – Planning Commission Meeting;
- June 22nd – Weekly LOC Legislative Land Update Meetings via Zoom;
- June 26th – Risk Assessment Work Group Meeting #7;
- June 27th – City/County Monthly Meeting; Meeting with Fouad Elharabli re: Development Requirements; Meeting with Angie and Austin Cherry re: Development Requirements;
- June 29th – Meeting with DLCD Laura Buhl and Brett Esters re: TGM Code Update;

6. Counterwork

- 17 Permitting, Land Use and public facility questions at counter;
- 7 Zoning Permit submittals at counter.

7. Planning Commission July 19th Meeting – Cancelled.



BAY CITY PLANNING DEPARTMENT MONTHLY REPORT **FOR JULY 2023**

1. Zoning Permits (1)

- a. Grading and Erosion Control – NW corner of 8th and D Street

2. Public Works Permit (1)

- a. Driveway – 5940 Portland Avenue

3. Inspections

- a. Setback inspection at 5th and A

4. Specific Tax Lot Questions/Inquiries/and Other Correspondences (counter, phone or email)

- Development Requirements for property on Seattle Avenue in UGB;
- Permit questions for property at 10145 5th;
- Development Requirements for property at 4th and Main;
- Unpermitted Development and Cease and Desist Order for property at 8th and D;
- Progress Report for CU at 8140 Bewley;
- Council Meeting and Hearing regarding SDC credits for tiny homes on McCoy;
- Permit Coordination for property at 8th and D;
- Public Notice for Setback Variance for property at 6850 Seattle Avenue;
- Permit requirements for property at 8115 Warren;
- Property Review at 6780 McCoy;
- Development Requirements for property at Lot 55 Bay Ridge;
- Burn Permit questions;
- Notice Correction for variance at 6850 Seattle Avenue;
- Address Verification for property at 5915 D Street;
- Driveway Request and Requirements for property at 5940 Portland Avenue;
- Street ROW questions north from Doughty Rd
- Abandoned RV at 6th and B;
- Meeting Date for Development in City;
- Height Measurement Requirements for property at Lot 55 Bay Ridge;
- Garage Height Requirements at 5570 B Street;
- Consumer Confidence Report Questions;
- Development Requirements for property at 2nd and Salem;
- Development Requirements for property at 16th and Sunnyside;
- Driveway Requirements for property at 17th and Sunnyside;
- Definition of Yard Discussion with Laura Buhl;
- Fence standards for property at 9970 8th Place;
- Fence Requirements for property at 1st and Trade;
- Meeting Date for Development of property at 8th and Portland;
- Setbacks and Fence Standards for property at 9970 8th Place;
- Structure in Setback at 9th and D;
- Geo hazard Requirements for property at 8th and Portland;
- Address Verification at 5915 D Street;
- Development Requirements and Brush Clearing for property at 2nd and B Street;
- Review of Number of Structures at 6625 McCoy Avenue.

5. Planning Commission Meeting August 16th Meeting

- a. Setback Variance Request, V-2023-03, for property at 6850 Seattle Avenue;
- b. Scheduled 12-month review of McRae Conditional Use Permit #CU-2022-02;
- c. Interpretation of Side Yard for Booth Property on Union Avenue.

6. Counterwork

- 11 Permitting, Land Use and public facility questions at counter;
- 2 Permit submittals at counter.

7. Meetings involving Planning Department

- July 26th – Final Land Use Legislative Update Meetings via Zoom;
- July 27th – LOC/OCPDA Housing Development Policy Coordination Meeting;
 - Staff meeting regarding Booth Case;
 - Retirement lunch for Liane;
- July 31st – Meeting with DLCD Laura Buhl re: 'Yard' definition and TGM Code Update
 - Pre-application meeting for Kurt and Karen Victor for development at 8th & Portland via Zoom.