



**Planning Commission Minutes
Willamette Activity Center Room 8
December 16, 2014
7:00 P.M.**

1.0 Open Meeting 7:10 P.M.

Commissioners Present George Custer, Chairperson
Keith Brown, Vice Chair
Amy Kordosky (absent)
Matt Altemus (absent)
Teresa Freborg
James Affa (absent)
Gary Carl

Staff Present Louis Gomez, City Administrator
Jackie Taylor, Assistant Planner

2.0 Citizen Input

None

3.0 Consider Approval of Minutes

Motion: Commissioner Freborg moved to approve the minutes. Commissioner Brown seconded the motion.

T. Freborg (Aye), K. Brown (Aye), G. Carl (Aye), G. Custer (Aye). Motion carried 4-0

4.0 Action Item

None

5.0 Discussion Items

Rezone property map/tax lot 21-35-22-20 1400, 00600 and 00300 and Campground language in PRO and R-1 Zones

Louis said in the packet is a DLCD Form 1, what is required from a City under ORS.227, this has everything you need to know about Planning Commission. This states that if we are going to do any rezones or text changes to our land use ordinance we must submit a Form 1 more than 35 days before we hold a public hearing.

Louis did submit a form 1 to request a zone change from I-1 to PRO, which covers the property at the end of town on the South side of the Hwy.

We are requesting a text change in article 12 open space; he wants to add Recreational Parks, Campgrounds and RV Parks in FP Flood Zone. He is requesting a text change in article 4 residential to include Recreational Parks, Campgrounds and RV Parks in flood zone and also to change the side yard width from five feet to seven feet. He took out the part that says “where applicable the same standards shall apply to stick built homes.” Anything he turns in here you can still change once it becomes a public hearing. All of this has been submitted.

With this language in here if someone comes in here and wants to do something with that property by the river, with this language in here they are either requiring that they will have permanent stuff in here for water, sewer and toilet or they can bring in mobile stuff for mobile water, sewer and toilet.

When we come back on January 20, 2015 we can make whatever changes we are going to make, If Commissioner Freborg has any changes she can email Commissioner Custer and Louis since she won't be able to make the meeting.

What he heard from Commissioner Freborg is that she doesn't want a campground in her neighborhood. Nothing says that we have to leave the campground part under residential, we can say RV Park only. That is something we can recommend as a change.

Page 9 of 118 section 4.04 side yards, do you want to go from the eave or the foundation? That is something we can work on in January. We can talk about expanding the width of side yards, which is something Commissioner Freborg has been talking about for a while.

The other piece was section 4.09 Design and placement standards for manufactured homes. There was confusion about one statement that said “where applicable same standards shall apply to stick built homes. “ That probably shouldn't have been in there, his recommendation is that we do not put a minimum size on homes. We don't want to tell someone they can't build a 500 sq ft house. The State Building code does not set a size and so that is where he has an objection on that.

Commissioner Freborg thinks there should be a minimum square footage on a house, they should be a certain size.

Louis forgot to bring the information on the Medical Marijuana dispensaries and Recreational Sales of Marijuana. The issue is that the legislature gave the cities latitude with the medical marijuana piece, however with Measure 91 the legislature didn't give a lot of guidance on that. Louis will be proposing to the commission and the council is that there not be any recreational sales of marijuana in residential areas. We will have to notice out the whole city when we do this because we are making a change to the use of residential. The city attorney has already drafted some language on this and Louis will email that to the commission.

Commissioner Freborg asked where it talks about recreational parks, where did the date June 30, 1973 come from for remodels on RV Parks.

Louis said that came from State code.

Louis said if the commission doesn't like the idea of campgrounds in a residential area we can take that part out. This will all go in as a conditional use, not a permitted use, so they will have to come and ask the commission before doing anything. If they are in a flood zone they must be mobile so they can move.

6.0 Positive Comments and Constructive Input

None

7.0 Announcements

None

Meeting Adjourned

Chair Custer adjourned the meeting at 7:53 p.m.

Signed:

George Custer Chairman Date

Attest:

Susan LaDuke City Recorder Date