

**WALDPOR T PLANNING COMMISSION
JANUARY 22, 2018
MEETING NOTICE AND AGENDA**

THE WALDPOR T PLANNING COMMISSION WILL MEET ON MONDAY, JANUARY 22, 2018 AT 2:00 P.M. IN THE CITY COUNCIL MEETING ROOM, 125 ALSEA HIGHWAY, TO TAKE UP THE FOLLOWING AGENDA:

1. CALL TO ORDER AND ROLL CALL
2. MINUTES: (December 18, 2017)
3. CITIZEN COMMENTS AND CONCERNS
4. CORRESPONDENCE – None
5. PUBLIC HEARINGS - None
6. DISCUSSION/ACTION ITEMS:
 - A. Case File #2-CU-PC-16 Brandel – Review conditions of approval, status of compliance, consideration of action regarding the conditional use approval* (*City staff will assess conditions of approval prior to the meeting and provide a report at the meeting.*)
 - B. Planning Report
 - C. Waldport Development Code Amendments
 - D. Other Issues*
7. COMMISSION COMMENTS AND CONCERNS
8. ADJOURNMENT

*Denotes no material in packet

The Council Chambers are accessible to all individuals. If you will need special accommodations to attend this meeting, please call City Hall at (541)264-7417 during normal business hours.

Notice given this 16th day of January 2018

City of Waldport

**WALDPORT PLANNING COMMISSION
DECEMBER 18, 2017
MEETING MINUTES**

1. CALL TO ORDER AND ROLL CALL: Chair Woodruff called the meeting to order at 2:00 p.m. Chair Woodruff and Commissioners Stole, Phillips, Kelleher and Barham answered the roll. Commissioner Yorks was excused. A quorum was present.

2. MINUTES: The Commission considered the minutes from the December 4, 2017 meeting. Commissioner Phillips **moved** to approve the minutes as presented. Commissioner Kelleher **seconded**, and the motion **carried** unanimously on a voice vote.

3. CITIZEN COMMENTS AND CONCERNS: Hollis Lundeen addressed the Commission, noting that she read the agenda and asked the Commission if they were going to clarify changes between the Vista View Planned Development applicant's initial submission and the findings. Chair Woodruff explained that this was a preliminary approval of the proposed development, and final approval will come after the project is done. Ms. Lundeen stated that she felt the City's Code was not being followed with regard to Sections 16.60.030(C)(3) & (4), regarding proposed amenities and overloading of existing streets. City Planner Lewis responded that these issues have been addressed throughout the process. Commissioner Barham noted that the street issue had been addressed at length, along with the restriction on the number of lots to be developed prior to the connection with Kelsie Lane. There had also been adequate time allowed for public testimony. The applicant's attorney, Dennis Bartoldus, asked that the discussion be halted at this time, as he would object to any further public testimony on this issue.

4. CORRESPONDENCE: The Commission acknowledged receipt of a letter from Barbara Davis regarding audibility of discussion and promotion of transparency and the democratic process during public testimony.

5. DISCUSSION/ACTION ITEMS:

A. Approval of Findings of Fact for #1-PD-PC-17, Vista View Planned Development. Commissioner Barham **moved** to approve the proposed Findings of Fact with the following additions: identification of Norwood Drive as the "current" legal access, specifying "lots and roads" under Geotechnical Analysis, and removing the words "south to Kelsie Lane" under the Public Nature Trail. Commissioner Stole **seconded**, and the motion **carried** unanimously.

6. COMMISSION COMMENTS AND CONCERNS: Commissioner Barham asked about the ensuing steps in the preliminary approval process, wondering if the Commission would be involved in further review. City Planner Lewis explained that there is no formal review by the Commission, but as the documentation for each step is submitted to the City, those documents are public records and are available. He noted that the City's engineer will ensure that the design is in accordance with the proposed plan and Code requirements, and reiterated that the City Code requires a site-specific geotechnical analysis for construction on any slopes greater than 20%.

Following a brief discussion, Commissioner Barham **moved** to request that Chair Woodruff ask the Council to ensure that the connection with Kelsie Lane is prioritized. Councilor Stole **seconded**, and the motion **carried** unanimously.

7. ADJOURNMENT: At 2:31 p.m., there being no further business to come before the Commission, the meeting was adjourned.

Respectfully submitted,



Reda Q. Eckerman
City Recorder

APPROVED by the Planning Commission this ____ day of _____, 2018.

SIGNED by the Chair this ____ day of _____, 2018.

Ray Woodruff, Chair

January 12, 2018

To: Waldport Planning Commission

From: Larry Lewis, City Planner

Re: 2018 WALDPORT DEVELOPMENT CODE AMENDMENTS

The Planning Commission identified the need for amendments to the Waldport Development Code. The City Council authorized the Planning Commission's request to proceed with the amendments. The process for developing and implementing the amendments will be as follows:

1. The Planning Commission will develop a draft list of potential amendments.
2. The City Council and the Planning Commission will review, discuss, and amend the list.
3. The Planning Commission will development draft amended language.
4. The Oregon Department of Land Conservation & Development (DLCD) Proposed Plan Amendment form and draft amendments will be sent to DLCD a minimum 35 days prior to the Planning Commission public hearing.
5. Notices of the Planning Commission public hearing will be distributed in accordance with time limits prior to the hearing.
6. The Planning Commission will hold a public hearing and make a recommendation to the City Council.
7. The City Council will hold a public hearing to consider adoption of the amendments.

INITIAL DRAFT LIST OF CODE AMENDMENTS

A. Multi-Family Housing Lot Sizes

Sections 16.12-16.24. The City has had at least two people say an impediment to multi-family development (work force and affordable housing) is the small lot size of multi-family zoned property. Is this a valid concern? If so, is there anything to change in the development code to address this?

B. Recreational Vehicle (RV) Occupancy

Sections 16.12-16.24. RVs are allowed to be parked and stored on lots however they are not allowed to be occupied. RV occupancy has become more prevalent over the past few years. Should there be consideration to allow RV occupancy under certain conditions?

C. Accessory Dwelling Units (ADU)

ADUs, sometimes called "mother-in-law units" are a way to increase smaller, more affordable housing. Should ADUs be allowed in certain zoning districts with standards?

D. Screen Outdoor Storage in D-D Zone

Section 16.30. Screening outdoor storage is required in the commercial zoned districts but not the Downtown District.

E. Food Trucks/Mobile Vending Regulations

Do food trucks/mobile vending stands need regulatory standards?

F. Look at other C-1 Standards that should be in the Downtown District (D-D)

Section 16.30

G. Conex Containers – Restrict, Prohibit, At Least in D-D Zone

Sections 16.12-16.32. Should conex or other types of containers be allowed to be placed on properties? If so, should some zoning districts, e.g. the Downtown District, prohibit containers. If allowed should there be any restrictions other than current setback restrictions?

H. Planned Industrial Zone (I-P)

Section 16.36. Review standards.

I. Planned Development – Overall Review and Update

Section 16.60. Overall look at the Planned Development ordinance, i.e. procedure, exceptions, explanations, etc.

J. Subdivision and PD Time Limits

Sections 16.60 and 16.100. The time limits of tentative subdivision and preliminary plan approvals for PDs does not match development market conditions.

K. Notification for Land Use Applications

Section 16.108. For planned development and subdivision applications, the City has received complaints that the notice of the Planning Commission public hearing is not distributed to as many property owners as it should be. State law requires notices be sent to property owners within 100' of the perimeter of the subdivision/PD property. The City sends notices within 250' of the subdivision/PD property.

L. Appeal Timing and Proceedings

Section 16.108. Review and update timing, proceedings, and requirements of the appeal process.

**City of Waldport
2018 LAND USE / BUILDING PERMIT ACTIVITY**

Date	Application/ Activity	Applicant	Zoning	Tax Map/Lot Location	Description	Status
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For the Period December 11, 2017 through December 31, 2017

12/22/17	Building Permit	St. Anthony's Catholic Church	C-2	13-11-19AA/1900 320 Pine St	Add garage	Approved 12/22/17
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For the Period January 1, 2017 through January 15, 2017

12/29/17	Building Permit	Michael Schlosser	D-D	13-11-19AC/2001 350 Alder St	New mixed use building	Approved 1/5/18
1/2/18	Appeal of Planning Commission Decision	Hollis Lundeen (Appellant)	R-1	13-11-10CC/120 South end of Norwood Dr	34-lot Planned Development	Pending 2/22/18 City Council public hearing
1/4/18	Building Permit	Duane Snider & Linda Dies	R-1	13-11-19CD/1000 745 Dolores Dr	New single family dwelling	Pending confirmation of lot consolidation. Approved 1/12/18
1/8/18	Manufactured Home Placement Permit	Robert Jacobson	R-3	13-11-28AB/5900 1260 Jefferson St Peterson Park	Replace manufactured home with new manufactured home	Approved 1/8/18