

**WALDPORT PLANNING COMMISSION
MARCH 26, 2018
MEETING NOTICE AND AGENDA**

THE WALDPORT PLANNING COMMISSION WILL MEET ON MONDAY, MARCH 26, 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: (February 26, 2018)
3. CITIZEN COMMENTS AND CONCERNS
4. CORRESPONDENCE – None
5. PUBLIC HEARINGS - None
6. DISCUSSION/ACTION ITEMS:
 - A. Planning Report
 - B. 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 20th day of March 2018

City of Waldport

**WALDPORT PLANNING COMMISSION
FEBRUARY 26, 2018
MEETING MINUTES**

1. ROLL CALL: Chair Woodruff called the meeting to order at 2:05 p.m. Commissioners Kelleher, Phillips, Woodruff, Yorks, Stole and Barham answered the roll. A quorum was present. City Recorder Eckerman and Public Works Director Andry were also in attendance.

2. MINUTES: The Commission considered the minutes from the January 22, 2017 meeting. Commissioner Phillips **moved** to approve the minutes as presented. Commissioner Yorks **seconded**, and the motion **carried** unanimously.

Chair Woodruff noted that the City Council had upheld the Planning Commission's decision for Vista View in the recent appeal hearing held on February 22nd. Discussion of the public hearing process ensued, and staff noted that a future workshop is being planned to review this process with both the Council and the Planning Commission.

3. CITIZEN COMMENTS AND CONCERNS: None.

4. CORRESPONDENCE: None.

5. PUBLIC HEARINGS: None.

6. DISCUSSION/ACTION ITEMS:

A. Planning Report: Not included in packet.

B. Waldport Development Code Amendments: The Commission reviewed the initial draft list of proposed code amendments. A lengthy discussion ensued. No decisions were made.

C. Other Issues: Discussion ensued regarding the complaint process for Code compliance. It was suggested that staff look at ways to clarify the process for citizens.

7. COMMISSION COMMENTS AND CONCERNS: Nothing further.

8. ADJOURNMENT: At 4:50 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

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

Date	Application/ Activity	Applicant	Zoning	Tax Map/Lot Location	Description	Status
For the Period January 16, 2017 through February 19, 2017						
1/22/18	Building Permit	David Wood	R-1	13-12-25AA/1800 910 Tara Ln	Two new 2 nd level decks to single family dwelling	Pending revision of one deck to meet setback standard. Revised plan approved 1/26/18
1/26/18	Building Permit	Lincoln County School District	P-F	13-11-30/901 2750 Crestline Dr	Addition to accessory building	Approved 1/26/18
2/9/18	Property Line Adjustment	Paul & Shari Virtue	R-2	13-11-19CA/600 465 Pacific View Dr	Property line adjustment	Pending additional conversation with applicant

February 16, 2018

To: Waldport Planning Commission

From: Larry Lewis, City Planner

Re: 2018 WALDPORT DEVELOPMENT CODE AMENDMENTS

At the February 22, 2018 Planning Commission meeting, we can begin discussion on the list of code amendments. The initial step is gaining an understanding of each subject, identifying the issues if any, and determining if there is a need for a code amendment. At subsequent meetings we can draft updated code language.

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 in 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 the 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 do 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.