

City of Wheeler Planning Commission Meeting Minutes

Meeting: The regular City of Wheeler Planning Commission Meeting
Date of meeting: March 3, 2011
Location of meeting: Wheeler City Hall

I. Call to Order: 7:15 pm

II. Administration

A. Roll Call

Terri Michelsen, Lee Shepherd, Joanne Siler, Hal Grimnes, Virgil Staben, Dan Ayers
Lori Bennett, Sabrina Pearson, Frank Sinclair

Dan Ayers welcomes Joanne Siler, "I think she is a brave woman". On January 6, 2011
Joanne Siler was denied a height variance by the Wheeler Planning Commission. She
chose to join the Planning Commission.

B. Minutes

January 6, 2011: The Planning Commission is reviewing these minutes again
because they failed to include a motion made by Terri Michelsen Motion to approve the
application. Amend Page 3, second to the last paragraph to read: "Terri Michelsen made a
motion ... [the motion was withdrawn because a second was not provided] **Virgil
seconded the motion and after a vote it failed to pass.**

Motion to approve as corrected: Hal, Virgil Second; unanimous

February 3, 2011 (typographic error of date on agenda).

Terri Michelsen: Motion to approve as written; Hal second; unanimous

New business is placed before the old business; the meeting will hear Ralph Thomas at 7:22 pm

III. Old Business

A. Proposed Wheeler Zoning Ordinance

1. No discussion; recommended as written
2. No discussion; recommended as written
3. Delete ":" after definition for consistency of format
4. Delete ":" after definition for consistency of format
5. No discussion; recommended as written
6. No discussion; recommended as written
7. Delete ":" after definition for consistency of format
8. Delete ":" after definition for consistency of format
9. No discussion; recommended as written
10. Delete ":" after definition for consistency of format
11. No discussion; recommended as written
12. No discussion; recommended as written
13. No discussion; recommended as written

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14. Delete “:” after definition for consistency of format
 15. Delete “:” after definition for consistency of format
 16. No discussion; recommended as written
 17. Discussion with Ralph Thomas: If they like Spring Lake Park, they may agree with a limit of two attached dwelling units rather than 4.
 18. Section 2.020: Amend 10 to read: Residential use where the street level is maintained as a commercial use; Residential use that is part of an approved cluster development; delete #16 Marinas...; Section 2.030 Delete #5 Educational facilities...; Section 2.040 (5) to read: ...Section 11.110 Shoreland Development Standards...; (7) to read...Section 11.050 Design Review; (9) to read ...Section 11.090 Off-Street Parking ...; (12) to read Section 11.051 Cluster Development;
 19. Section 3.020 Amend (11) to read: Amend 10 to read: Residential use where the street level is maintained as a commercial use; Residential use that is part of an approved cluster development;; #17 embolden “construction”; (28) italicize “[*Fill and*]”; Section 3.040 (5) to read: ...Section 11.110 Shoreland Development Standards...; (7) to read...Section 11.050 Design Review; (9) to read ...Section 11.090 Off-Street Parking ...; (12) to read Section 11.051 Cluster Development;
 20. Amend the title of Section 4.030 Conditional Uses / Activities; Delete 4.030 (5); Section 4.040 Development Standards (7) Keep this section; Delete all periods at the end of uses;
 21. No discussion; recommended as written
 22. Amend (1) delete “this chapter” amend to read...compatibility with this Section 11.050 Design Review / or Ordinance...; (3) Amend to read: The site plan **shall be**...; (4) Amend to read: **Exterior** lighting...; (5) Amend to read:...Roof top equipment shall be screened a ...and shall be set back... (9) Amend to read: [*Plantings and / or fences*] **A walkway or sidewalk** ... (10) investigate sidewalk width is 6 feet adequate or what we want to require? Amend to read: “or” rather than “and” for sidewalk materials. (b) (2): Amend to read: Architectural style shall be characteristic of Wheeler and its history, the Pacific Northwest coastal area. The City encourages the use of pitched roofs, large overhangs, wood fences and wood signs. Colors should be...Start again on Building Design (3)
 23. Amend to read: (D) In a cluster development, [*structures and*] infrastructure including streets sidewalks, utilities and required landscaping shall be...
 24. No discussion; recommended as written
 25. No discussion; recommended as written
 26. No discussion; recommended as written
 27. No discussion; recommended as written
 28. No discussion; recommended as written
- IV. New Business
- A. Ralph Thomas Presentation: Begins at 7:22 pm, allotted 30 minutes, given an additional 15 -20 minutes by the Planning Commission. End at 9:33 pm.

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V. Upcoming Meetings / Commissioner Comments / Staff Comments

Visioning Committee:

Unis: Unis is the Chair of the visioning committee. She says that the committee used focus groups and mailed survey. She says that people say that participation is not worth their time because no one listens anyway. She did smaller focus groups to encourage discussion. The VC looked at original vision report and find that a great deal has not changed at all. The raw data is available and it is similar to the previous vision committee.

Next meeting: Dan asks the Planning Commissioners to review the Ralph Thomas presentation page 10 and 11 in regard to the current amendments discussion.

VI. Adjournment: 9:55 pm

DRAFT