

- I. Call to Order: 7:00 pm.
- II. Administration:
 - a. Roll Call:
Planning Commissioners: Terri Michelsen, Brandon Thompson, Mike Anderson, Joanne Siler, Dan Ayers, Richard Clappé; Hal Grimness is absent.
City Staff: Jeff Aprati, City Manager; Sabrina Pearson, City Planner.
 - b. Minutes: Special Meeting Date: Thursday, April 11, 2013
Planning Commissioner Mike Anderson: Motion for approval; Planning Commissioner Joanne Siler: 2nd Unanimous Approval of the Motion
 - c. Visitors: Applicant Representative Lloyd Seeley for the Masonic Lodge Zoning Map Amendment Application #2013-03.
 - d. Correspondence: None.
 - e. Non-Agenda Items: Sign Ordinance, Add to New Business for discussion tonight.
- III. Public Hearings:
 - a. Application #2013-03 MA Quasi-Judicial Zoning Map Amendment: 7:05 pm

Planning Commission President Dan Ayers reads the Hearing Disclosure Statements, Testifying Instructions, and Application Information.

Planning Commission President Dan Ayers asks if there is any objection to the Jurisdiction of the Planning Commission: None.

Planning Commission President Dan Ayers asks if there were any site visits:
Planning Commissioner Joanne Siler has cleaned the building. All Planning Commissioners members have attended public meetings at the site.

City Planner reads Staff Report: Description of Request, Applicable Criteria, and Summary of the Findings of Fact.

Planning Commission Questions to Staff:

Planning Commission President Dan Ayers: Nonconforming structure, conditional use, but this building has been in existence since before 1952 when the Masonic Lodge acquired the building. It was a standard oil building. Planning Commissioner Brandon Thompson: Asks about the visual he identified on Google Earth.

Staff Recommendation: Add to the list of applicable criteria: Article 17 Nonconforming Uses; Add 215.130 Application of ordinances and comprehensive plan, alteration of nonconforming use, also

11.080 Clear Vision Areas; Section 11.090 Parking; 15.100 Additional criteria that apply to conditional uses. Section 16.070 (2) and (5) address these applicable criteria in the findings of fact.

Written Correspondence: No written correspondence.

Applicant Presentation:

The Lodge wants to offer a portion of the building for General Commercial Zone uses. The lodge room will remain for lodge use. The dining room, kitchen and the entryway will be shared by the lodge and lease holders.

Planning Commission Questions to the Applicant:

Planning Commissioner Joanne Siler: How did this property get into R-1 Zone in the original zoning? Applicant Representative Lloyd Seeley: Between us and the downtown commercial are residential uses. The Masonic Lodge used to be the standard oil office and distribution building, a commercial use in 1952 when the lodge purchased the building and property. Lloyd suggests that he had been around at the time the zoning was established, he would have asked for commercial zone. Planning Commission President Dan Ayers: Cautions Lloyd: Expansion is allowed only where your new structures meet the standards of the criteria for an expansion. You can also add an additional building that has a zero setback without a minimum lot size as long as the other criteria including access and parking requirements are met. The existing building does not meet the required setbacks for a lodge or meeting hall. If you cease to use the building for a lodge or a meeting hall for a period of one year, you will not be allowed to use the building as a lodge unless you receive a conditional use and a variance. Lloyd will take findings to members and remind them to ask the City if they are considering any changes to the use.

Neutral Testimony: None

City Manager Jeff Aprati notes conversations he has had with DLCD regarding the Masonic Lodge Public Hearing and notes that DLCD does not object to the amendment. The City notified DLCD about the proposed amendment 35 days prior to the first evidentiary hearing.

Testimony in Favor: None.

Testimony in Opposition: None.

Rebuttal: None.

Final Comments: None.

Final Planning Commission Questions: Planning Commissioner Brandon Thompson: entire width of the block? Staff: No.

Final Applicant Comments: He will inform the members of the rules addressed tonight and he will attend the Council meeting.

Final Staff Recommendations: City Manager Jeff Aprati: Staff recommends approval with conditions as written in the City Staff Report. City Planner Sabrina Pearson recommends that the findings of fact be updated consistent with the public hearing discussion to guide the property use with specific cautions about the issues regarding lodge use.

Discussion: None.

Motion to Close or Continue: Planning Commissioner Terri Michelsen Motion to Close; Planning Commissioner Mike Anderson: 2nd. Vote: Unanimous Approval of the Motion.

Planning Commission President Dan Ayers: The public hearing is closed.

Motion for a decision: Planning Commissioner Joanne Siler: Motion to Approve with conditions recommended by the staff report as amended by the planning commission. Planning Commissioner Richard Clappé: 2nd. Vote: Unanimous Approval of the Motion.

City Manager Jeff Aprati Next steps: May 21, 2013 the City Council will receive the Planning Commission decision and will decide whether to hold a public hearing. City Manager Jeff Aprati will recommend that they review the Commission decision and approve the ordinance without holding an additional public hearing.

IV. Unfinished Business:

- a. 2nd and Gregory. City Manager Jeff Aprati will provide an update at the next Planning Commission Meeting.
- b. Any other unfinished business: None.

V. New Business:

- a. Sign Ordinance review the criteria and process. Planning Commission President Dan Ayers: The sign ordinance is generally an administrative process. The only time that the Planning Commission is involved is when a variance is requested. City Manager Jeff Aprati: The City Council has on their list of goals to review the sign ordinance. Sandwich boards will be discussed.
- b. Any other New Business: None .

VI. Upcoming Meetings, Commissioner, Manager, Planner and Staff Comments:

a. Upcoming Meetings:

1. First Meeting of the Citizens Advisory Meeting is anticipated to be held soon. The Council will establish the committee and first meeting at their meeting on May 21, 2013. The Planning Commission requests regular reports. Planning Commissioner Terri Michelsen states that she will give reports at each Planning Commission meeting.
2. Next month: New Business: Application for a sign variance from the Rinehart Clinic
3. Planning Commission President Dan Ayers: Review the Zoning Ordinance inconsistencies noted for discussion.

b. Commissioner Comments:

1. Discuss the Centennial Plans;

2. Wheeler Clean Up May 18, 2013. 9 am volunteers arrive. Event 10 am – 2 pm. Food and drink offered. Dump service is being provided for free from Tillamook Solid Waste Department.
3. Tillamook Solid Waste takes hazardous materials donations the first Saturday of each month.

c. City Manager: None.

d. City Planner Comments: None.

e. Staff Comments: None.

f. Land Use Trainings: The Planning Commission will look at the land use training video list next month if they have time. City Staff will identify on the list in the packet available to the public which videos have been shown. The public can view the videos anytime at the American Planning Association website.

VII. Adjournment: 8:10 pm.

Planning Commission President Dan Ayers

Date

ATTEST: City Manager Jeff Aprati