



CITY OF WHEELER

JULY MEETING MINUTES

July 3, 2024

Call to order

Commissioner Proctor called the meeting to order at 6:05 PM.

Administration

Roll call

Present onsite

Commissioners: Doug Proctor, Anna St. John, Courtney Banks

City Staff: Wes Wootten

Guests:

Present via Zoom

Commissioners: Brad Donohue, Chantelle Hylton

Guests: TJ Fiorelli, Ron Emineth

Absent:

Planning Commission Minutes from April 4, 2024

Commissioner St. John **made a motion to approve the Minutes of June 6, 2024.** Commissioner Proctor **seconded the motion. The motion was passed 5-0** (Yes: Proctor, St. John, Banks, Hylton, Donohue; No: none).

Committee comments or public issues to be presented to the committee, other than agenda items

None.

Presentations, guests and announcements

Item #1: Chantelle Hylton Resignation

Details: Commissioner Chantelle Hylton announced her resignation from the Planning Commission citing her moving from the City of Wheeler.

Item #2: City Manager Introduction

Details: Wes Wootten introduced himself as the new City Manager of Wheeler.

Item #3: Planned Unit Developments Presentation

Details: Guest TJ Fiorelli delivered a presentation on Planned Unit Developments.

- i. Anna St. John asked if PUDs are conditional, and requirements often put on them
- ii. Doug Proctor asked for case studies
- iii. TJ Fiorelli will provide case studies, reports, and studies

- iv. Brad Donohue asked about possible increased real estate prices that would negate the purpose of the PUD
- v. TJ Fiorelli stated that cities can put unit price caps in place for PUDs
- vi. Brad Donohue asked about possible discrimination in the process
- vii. Doug Proctor mentioned that Tillamook’s 35 units per acre requirement for PUDs would meet the new middle housing mandates set by the county

New business

Item #1: Sign Permit Application 2024-03-SP (Dragonfly Crystals)

Details: Planning Commissioners discussed the submitted Sign Permit Application for Dragonfly Crystals.

Commissioner St. John made a motion to approve Dragonfly Crystals sign permit, Commissioner Proctor seconded. The motion was passed 5-0 (Yes: Proctor, St. John, Banks, Donohue, Hylton; No: none).

Old business

Continue review of Development Ordinance:

The Planning Commission’s redlined/working version is included in the meeting packet.

Section 4.16.02 Placement of Fencing on Easements

- Added permit holder agrees to maintain the fence

Section 4.16.03 General Requirements

- Added “secure a building permit from Tillamook County after receiving permission from Wheeler Planning Commission.”
- Removed “utility meter”

Section 4.16.05

- Minor language change

Section 4.16.07

- Added “permanent advertising purposes”

Section 4.17.01

- Added language about height limits for trees

Section 4.18.03

- (I) Changed to “Oregon Department of State Lands”
- Added (J) Adherence to DEQ requirements

Section 4.19.01

- (A) Removed “To prevent practical difficulty and unnecessary hardship”

- (B) Removed “To prevent practical difficulty and unnecessary hardship”

Section 4.19.03

- (C) “to meet present development code”

Adjournment

Commissioner St. John **made a motion to adjourn the meeting**. Commissioner Proctor **seconded** the motion. **The motion was passed 3-0** (Yes: Proctor, St. John, Banks; No: none).

Commissioner Proctor called the meeting to close at 8:40pm.

Dated: July 3, 2024

Doug Proctor, Chair

Wes Wootten, City Manager/Recorder