



**CITY OF WHEELER**

SEPTEMBER MEETING MINUTES

September 5, 2024

**Call to order**

Commissioner Proctor called the meeting to order at 6:12 PM.

**Administration**

Roll call

*Present onsite*

Commissioners: Doug Proctor, Anna St. John

City Staff: Wes Wootten

Guests:

*Present via Zoom*

Commissioners: Brad Donohue

Guests: TJ Fiorelli, Mike Anderson, Edith Rohde

Absent:

**Minutes of the Planning Commission Regular Meeting on July 3, 2024**

The July 3, 2024, Planning Commission meeting minutes were reviewed without comments or amendments.

"The planning commission minutes for July 3, 2024, were approved as presented." — Moved by Doug Proctor, seconded by Anna St. John.

**Committee Comments or Public Issues to be Presented to the Committee, Other than Agenda Items**

No public issues or comments were presented at this time.

**Presentations, Guests, and Announcements**

**Staff Memo - SB 406 - DLCD Regional Implementation Proposal – TJ Fiorelli**

A presentation was given regarding Senate Bill 406, focusing on middle housing in Tillamook County, as part of a DLCD initiative. The discussion included details about a regional coordination strategy, potential financial burdens, and legal risks associated with non-compliance. Commissioners were encouraged to review the proposal closely.

**North Coast Sauna - Michael Burns**

An application was presented by Michael Burns regarding a business license for North Coast Sauna.

Commissioners asked questions about liability and insurance requirements, particularly focused on the location and health protocols of operating such a facility on city-leased land. Mr. Burns did not attend.

### **New Business**

#### **Sign Permit Application 2024-04-SP (No Worries Willow Works)**

An application for a sign permit was reviewed. Commissioners requested further clarification about the sign's dimensions, placement, and design details before a final decision could be made.

"Consideration of Sign Permit Application 2024-04-SP was deferred pending additional information."  
— Consensus of the commissioners.

#### **Waterfront Committee Proposed Ordinance**

Discussion on the proposed waterfront ordinance was tabled as the draft required further review and input from the Planning Officer, TJ, who had yet to review all the received comments.

### **Unfinished Business**

#### **Continue Review of Zoning Ordinance**

The review of the Zoning Ordinance continued, covering various topics such as variance, conditional use permits, and design reviews. Changes were proposed to streamline processes, improve clarity, and ensure consistent application across proposals.

### **Upcoming Meeting, Comments**

#### **Upcoming Meeting – October 3, 2024**

The next Planning Commission meeting was scheduled for October 3, 2024. Members were advised to be ready to further discuss ongoing matters, including Zoning Ordinance updates and additional information on pending applications.

### **Adjournment**

"A motion to adjourn the meeting was made at 8:25 PM." — Moved by Anna St. John, unanimously approved by voice vote.

Dated: September 5, 2024

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Doug Proctor, Chair

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Wes Wootten, City Manager/Recorder