

WHEELER, OREGON PLANNING COMMISSION MINUTES FOR SEPTEMBER 1, 2011

I. Call to Order: 7:04 pm

II. Administration:

a. Roll Call:

Planning Commissioners: Richard Clappé, Terri Michelsen, Virgil Staben, Dan Ayers, Hal Grimnes, Al Weller; Joanne Siler; Lee Shepherd has an excused absence
Staff: Bill Lee, Interim City Manager, Sabrina Pearson, City Planner

b. Minutes: Thursday, August 4, 2011
Motion to approve: Terri Michelsen, Virgil Staben 2nd; Unanimous

c. Visitors: None

d. Correspondence: None

e. Non-Agenda Items:

Accessory Structures:

A land use permit is required for an accessory structure even if it does not require a building permit. Discussion about where an accessory structure is permitted in relation to the setback for accessory structures identified in Wheeler Zoning Ordinance Section 11.130.

City Inspections:

Bill is creating a data base and a flow chart so that staff knows where the permit is located; Inspection cards are being monitored by Joe and Bill is working with Joe and Lori to make sure that they are caught up. Lori will update the computer and file.

Report to the City Council, Planning Commission recommends amending ORD #76-1:

Motion: Terri Michelsen, recommends to the City Council to amend Ordinance 76-1
Planning Commission Report shall cover the calendar year January 1 – December 31 and shall be made to the City Council not later than January 1 of the following year. Draft due to the Planning Commission in November of each year.

Height Ordinance:

Ralph Thomas wants to change the height restriction. Process allows him to submit a draft to the Planning Commission or City Council and ask either body to foster the amendment or pay the fees to have amendment heard.

III. Old Business:

a. Proposed Wheeler Zoning Ordinance (WZO) Amendments Discussion
An index of the amendments is included on page 6 of the City Planner Staff Report

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The Planning Commission reviews each of the proposed amendments for consistency with the Wheeler Vision Plan. The Planning Commission finds that all of the proposed amendments are consistent with the data of the Wheeler Vision Plan created through the public process.

b. The Wheeler Vision Plan (This document is available in a separate packet)

Review the Wheeler Vision Plan to see if the goals are met by the current or proposed ordinances. The Planning Commission finds that the goals of the Wheeler Vision Plan created through the public process are met by the current ordinances or the proposed ordinances.

c. Any other Old Business:

Scovell: Status: Sabrina Pearson will work with Interim Manager Bill Lee and DLCD and attend the City Council meeting with a recommendation for decision regarding application closure.

IV. New Business:

a. Review the Wheeler Buildable Lands Inventory and Land Use Needs Assessment

The Planning Commission reviews the Wheeler Buildable Lands Inventory and Land Use Needs Assessment and the Regional Buildable Lands Inventory and Land Use Needs Assessment. Sabrina will question Matt Spangler about whether the City adopted the local or regional report.

b. Any other New Business:

Property management office: Is this a use permitted in Wheeler?

V. Upcoming Meetings / Commissioner Comments / Staff Comments:

a. Next Planning Commission Meeting draft findings of fact should specifically recommend how the amendments are consistent with the Vision Plan.

b. The Planning Commission will request a Planning Commission / City Council workshop on the Third Thursday of the month. The Planning Commission will schedule a public workshop to review the proposed amendments.

VI. Adjourn: 10 pm

Signed: Dan Ayers
Dan Ayers, Planning Commission President

Attest: Stevie Burden
Stevie Burden, Mayor