

- I. Call to Order: 7:03 pm
- II. Administration:
 - a. Roll Call:
Planning Commissioners: Joanne Siler, Richard Clappé, Hal Grimnes, Terry Michelsen, Dan Ayers
Sabrina Pearson, City Planner
City Council: Karen Matthews, Pat Scribner, Dave Bell and Loren Remy
 - b. Minutes: April 5, 2012:
Hal Grimnes: Motion to approve; Virgil Staben: 2nd; Vote: Unanimous Approval
 - c. Visitors: None
 - d. Correspondence: None
 - e. Non-Agenda Items: None
- III. Unfinished Business: None
- IV. New Business:
 - a. Application #ZTA 2012-01 Zoning Ordinance Text Amendments

Planning Commission - City Council Joint Workshop: 7:09 pm-7:59 pm

The Planning Commission and City Council discuss the City Planner and Planning Commission recommendations, the findings of fact, and the Post-Acknowledgement Plan Amendment process.

The City Planner will prepare a staff report and City Planner recommendation for the City Council meeting. The City Council will set a public hearing. The Planning Commission has provided their recommendation and findings of fact to the City Council. The City Council will review the Planning Commission recommendations, the City Planner recommendations and the findings of fact. The City Council will decide whether to deny, table, remand, or adopt the amendments. The City Council will decide whether the findings of fact are adequate to support the decision or whether they need to be revised. The City Council may decide to approve all or some of the proposed amendments.

Discussion was held about the amendments for "lot", "site", "tract" and "mean lot elevation". The City Planner confirmed that the City Council has the option to deny these amendments, to table these amendments, or to remand these amendments to the Planning Commission for further

review. Councilor Matthews discussed comparison of proposed definitions to Oregon Revised Statutes.

No decisions were made at the workshop. Further action will be scheduled by the City Council consistent with the Post-Acknowledgement Plan Amendment Process.

b. Other New Business: Ralph Thomas request to form a Citizens Advisory Committee.

The City Council and Planning Commission discussed the request by Ralph Thomas to form a Citizens Advisory Committee. The consensus is that the City is not in favor of adding a layer of committee involvement and points out that the City Council chose to form the Planning Commission as the official forum available to the citizens for citizen involvement. The City Council, not private citizens groups, forms Committees to accomplish limited term goals for a specific purpose. To evaluate specific topics, the Planning Commission will provide focused agendas and invite conversation with the public and specific stakeholders.

This discussion is not a decision of the City Council. Committee formation is decided as a City Council agenda item.

V. Upcoming Meetings / Commissioner Comments / Staff Comments:

a. Upcoming Meetings:

President Ayers will request City Planner attendance at the next Planning Commission meeting. The purpose is to create a building permit process flow chart.

b. Commissioner Comments:

Commissioner Michelsen: Request to have the Zoning Map available in Council Chambers and at City Hall.

City Planner Answer: Ask Tillamook County GIS if Wheeler can have corrections to the Wheeler Zoning Map and if there is an associated cost. Incorrect colorized maps were created by Tillamook County GIS under a technical assistance grant. Corrections have not been made.

Commissioner Ayers: Discussion about whether work in the public right of way outside city limits and within the urban growth boundary is city authority or county authority. Discussion about whether placement of a structure outside city limits and within the urban growth boundary is city authority or county authority.

City Planner Answer: The Wheeler – Tillamook County Urban Growth Management Agreement (Book 111, Page 887) provides land use authority to the City of Wheeler. City Ordinance #93-2

provides street authority to the City of Wheeler and requires engineering and compliance with street standards for street improvements. Wheeler Zoning Ordinance Section 11.020 Geologic Site Investigations requires a geologic site investigation report for ground alteration, utilities and roads. Land use in the Urban Growth Area, outside city limits, requires city services and annexation approved by the voters.

Planning Commission request: Ask Don Otterman, Lori and Joe about the work being done in the Urban Growth Area above Fourth and Rowe Streets. Send an email to President Ayers with a response.

c. Staff Comments: None

VI. Adjournment: 8:37 pm

Planning Commission President, Dan Ayers

ATTEST: Don Otterman, Interim City Manager