

- I. Call to Order: Special Meeting Date: Thursday, April 11, 2013 at 7:00 pm
- II. Administration:
 - a. Roll Call: Planning Commissioners: Joanne Siler, Richard Clappé, Terri Michelsen, Dan Ayers, Mike Anderson, Brandon Thompson; Staff: City Manager Jeff Aprati, City Planner Sabrina Pearson
 - b. Minutes: Joanne Siler Motion to Approve as written, Mike Anderson, 2nd; Vote: Unanimous Approval of the Motion
 - c. Visitors: See Visitor Sign-In Sheet
 - d. Correspondence: None
 - e. Non-Agenda Items: None
- III. Public Hearings:
 - a. Application #2013-02 CU Botts Marsh Park

Applicant: City of Wheeler, Oregon; Property Owners: Vern Scovell and John Jelineo

Assessor Maps: 2N10W2BD Tax Lots 4600, 4700, 4800 and 2N10W2BB Tax Lots 300, 400, 500;

Legal Description: Described by Deed Records and Recorded Surveys.

Hearing Disclosure Statements: Read public hearing disclosure statements, public hearing instructions, and appeal period for the Record. No successful challenge to bias, exparte contact or challenge to planning commission jurisdiction is received.

Staff Report: City Planner reads Section I Application Information, Section II Description of Request, Section III Applicable Criteria, and Section V Summary of the Staff Recommended Findings of Fact for the record.

Correspondence: Correspondence in Favor of the Application includes over 60 local citizens, multiple agencies, Oregon Department of Land Conservation and Development , Oregon Department of Fish and Wildlife, Senator Betsy Johnson, Oregon State Representative Deborah Boone, all of the cities of Tillamook County, Tillamook County Commissioners, Governors Economic Revitalization Team, Oregon Coast Scenic Railroad.

Planning Commission Questions: Review the Criteria of Section 11.090 and determine that 30 off-street parking spaces are suitable to serve the initial planned use; additional site development requires review by the Planning Commission through the Conditional Use Process. 15.090. Basic Conditional Use Standards. Need identified by the City Planning Documents and correspondence supporting the application. The applicable criteria can be met through the application of administrative ordinances. Note that transportation issues will be reviewed by the City and State as the site develops.

Testimony in Favor: Barbara Wilson, 563 Fourth Street, Wheeler, Oregon; Edith Rhode, 96 Gamble Street, Wheeler, Oregon; Patrick Wingard, DLCD.

Testimony in Opposition: None

Rebuttal: None

Final Staff Comments: City Planner recommends non-substantive revisions to the Findings of Fact for clarity as recommended by the Planning Commission. City Planner recommends approval of the application with conditions.

Motion to Close: Terri Michelsen, 2nd Richard Clappé; Vote: Unanimous Approval of the Motion

Motion for Decision of Approval with Conditions: Mike Anderson, 2nd Terri Michelsen; Vote: Unanimous Approval of the Motion.

Planning Commission Decision: Approval with Conditions 6 Aye – 0 Nay

DECISION: The Planning Commission held a public hearing on April 11, 2013. Planning Commissioner Mike Anderson made the motion “I move that based on the findings of fact as amended by the Planning Commission and testimony received at the hearing tonight, the Planning Commission Approves Design Review Application #2013-02 CU for a Conditional Use Permit with Conditions recommended by the staff report as amended by the Planning Commission discussion tonight.” Planning Commissioner Terri Michelsen provided a second for the motion. The motion is approved by a unanimous vote.

Conditions of Approval:

1. Site development plans shall be implemented under the guidance of qualified professionals and applicable regulatory agencies to ensure compliance with applicable criteria as reflected in the findings of fact.
2. Thirty (30) off-street parking spaces including four (4) spaces consistent with the Americans with Disabilities Act Accessibilities Guidelines and consistent with the provisions of Section 11.090 Off-Street Parking and Off-Street Loading Facilities shall be provided.

APPEAL: A decision of the Planning Commission may be appealed to the City Council by a party to the hearing by filing an appeal within twenty (20) calendar days of the date that the final order was signed. The reviewing body may determine as a non-public hearing item the scope of the review of the application for appeal. An appeal may only be filed concerning criteria that were addressed at the initial public hearing. The complete case, including the final order and “Exhibit A” with the findings of fact are on file and available for review at City Hall during regular business hours.

IV. Unfinished Business:

- a. Any unfinished business: None

V. New Business:

- a. Wheeler Park Master Plan Update: Motion to accept the Wheeler Park Master Plan Update: Richard Clappé, 2nd Terri Michelsen; Unanimous.

- b. Planning Commission Goals: It is the Planning Commission consensus that the Planning Commission goals discussed at the City Council meeting are acceptable. Terri Michelsen, Planning Commission Secretary is designated as the liaison to the Citizen Advisory Committee appointed by the City Council to review the Wheeler Comprehensive Plan. The City Manager and the City Planner will also attend these CAC meetings. Copies of meeting minutes will be provided to the Planning Commission. A schedule of CAC meetings has not yet been determined.
- c. Any other New Business: None
- VI. Upcoming Meetings; Commissioner, Manager, Planner and Staff Comments:
 - a. Upcoming Meetings:
 - 1. Planning Commission Goals: A printed copy will be available at City Hall. The Planning Commission will begin working on the Goals at the next available Planning Commission meeting.
 - 2. Wheeler Zoning Map Update: Ocean Coastal Management Program Meeting for the North Oregon Coast Randy Dana Coastal GIS Specialist with Department of Land Conservation and Development (DLCD) reports that Tanya Haddad, Coastal Atlas Coordinator with DLCD is working with the governmental jurisdictions throughout the state to update the Oregon Map with zoning map overlays. As Wheeler works with Tillamook County to complete the update to the Wheeler Zoning Map the map update will be provided to Tanya Haddad consistent with the accepted GIS standards.
 - b. Planning Commissioner Comments: None
 - c. City Manager Jeff Aprati Comments: None
 - d. City Planner Sabrina Pearson comments: None
 - e. Staff Comments: None
- VII. Adjournment: 9:20 pm

Dan Ayers, Planning Commission President

Jeff Aprati, City Manager