

WHEELER PLANNING COMMISSION MEETING MINUTES FOR AUGUST 1, 2019

1. Call to Order: 7:00 p.m.
2. Administration:
 - a. Roll Call: Mike Anderson, Chantelle Hylton and Dave Thompson
Excused Absence: Phil Ordway and Doug Proctor
Staff Present: Juliet Hyams, City Manager and Sabrina Pearson, City Planner
 - b. Comments:
-Planning Commission Minutes for July 11, 2019: Moved to approve minutes as presented. All for the vote, 3-0.
 - c. Correspondence: Email from Lisa Phipps – ADU’s in UGB’s
 - d. Visitors: Jon Hull, Ken Ulbricht and Lynn Ulbricht
 - e. Citizen Initiated Discussion Topics:
Jon Hull – Discussion on fence policy and noxious vegetation ordinance
 - f. Hazard Mitigation Plan: None
 - g. Emergency Response Plan: None
 - h. Non-Agenda Items: None
3. Public Hearing: None
4. Unfinished Business:
 - a. Buildable Lands Inventory (BLI): Update
 - b. 625 Nehalem Blvd: Email received from property owner on July 22, 2019
 - c. Lorenz Letter: Concerns in regards to substantial structures erected on the property without application approval and excavation without permitting and/or inspection. Planning Commission President makes a motion to move the issue to be presented to City Council, Dave Thompson 2nd motion. All for the vote, 3-0.
5. New Business:
 - a. Reconciliation of Wheeler’s Zoning Ordinance and Comprehensive Plan, regarding riparian setbacks: Planning Commission reviewed the draft language prepared by

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Planning Commission President, Mike Anderson. City Planner will provide recommendations at the September Planning Commission meeting.

*Ken Ulbricht asked to add to record that his planning to date has been following Goal 5 of the Comprehensive Plan, ORS Status 660 series under division 23.

b. Ken Ulbricht: public access road to waterfront development: Planning Commission tentatively approved his road design with the condition that he will resubmit his plans with all the required details to meet the applicable criteria including and not limited to Wheeler Ordinance 92-3 and the 1200C permit requirements of Oregon DEQ. Planning Commission President, Mike Anderson moved that once plans are received from the property owner, the Planning Commission will schedule a Special meeting to review them before then next regular Planning Commission meeting. Dave Thompson 2nd motion. All for the vote, 3-0.

c. 695 Nehalem Blvd., storm water agreement: Working with property owner Greg Mott to implement the storm water management plan and hope to be completed by October.

d. Fence Policy: Hand out provided, discussion to happen at a future Planning Commission meeting.

6. Land Use Trainings, Upcoming Meetings, Comments:

a. Land Use Trainings: None

b. Upcoming Meetings: None

1. Next Planning Commission Meeting: September 5, 2019 at 7:00 p.m.

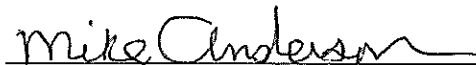
c. Planning Commission Comments: None

d. City Manager Comments: None

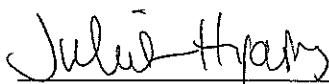
e. City Staff Comments: None

f. City Planner Comments: None

7. Adjournment: 8:57 p.m.



Mike Anderson, Planning Commission President



ATTEST: Juliet Hyams, City Manager