

PUBLIC HEARING CPA 2012-02 Adopt the Wheeler Vision Plan as part of the Wheeler Comprehensive Plan Background Report

Open Public Hearing: Mayor Opens the public hearing at 8 pm

Disclosure Statements: Mayor reads Disclosure Statements

Mayor reminds the public that she was on the vision committee but that she does not vote. She states that she is unbiased. Does this preclude her leading the meeting? No.

Application Information: City Manager Jeff Aprati reads the Application Information (provided in the meeting script)

Staff Report: City Planner Sabrina Pearson summarizes the staff report, explains the format, provides the Planning Commission recommendation, provides the City Planner recommendation and explains the options available to the City Council. Pearson explains that the City Planner recommendation is based on analysis of the City Council November 7, 2012 workshop.

City Council Discussion, Questions to Staff: Councilor Karen Matthews asks if the Council can choose the City Planner recommendation only. Pearson explains that the Council has that option.

Correspondence: City Manager (Jeff Aprati): Jeff reads a correspondence summary he wrote

Testimony: Mayor asks for testimony:

Neutral: Bill Mullen: "One negative letter speaks volumes to the number of positive letters."

In Favor: Patrick Wingard

Patrick says that DLCD worked with the City to determine that they could support the application to adopt the Vision Plan as part of the Wheeler Comprehensive Plan Background Report. The few issues that they felt needed to be addressed are addressed by the format of the decision, adopting the Vision Plan with interpretations. The issues DLCD felt needed to be addressed relate to ORS 197.307 (6). Any approval standards related to housing must be clear and objective and must not have a cumulative effect of adding undue cost or delay. Character of Wheeler is fine, but the standards need to be clear and objective. DLCD was concerned about Measure 37 or 49 and property rights issues. Patrick explains that in the recent amendment process, DLCD missed the requirement that multifamily dwellings are subject to design review. This and the conditional use process may be in conflict with ORS 197.307 (6). In the future, DLCD would like to work with the City to amend the language.

In Objection: None (just the written correspondence from Rick Hendricks)

City Planner Sabrina Pearson: Recommends that Wheeler may need to have separate residential dwelling standards (clear and objective) and commercial and industrial (flexible) to meet criteria. Patrick agrees that this may be a good route.

Mayor asks if there is any other testimony. Hearing none, she asks for a motion to close the public hearing.

Motion to Close: Loren: "I move that we close the public hearing", 2nd Dave Bell; Unanimous approval of the motion

Motion for Decision: Loren: "I move that we approve the application as written in the motion on page 51 and 52", 2nd Karen; Unanimous approval of the motion

Discussion: Councilor Dave Bell asks if the motion includes the testimony provided tonight: City Planner Sabrina Pearson: yes, it is referenced in the written motion referenced by Loren; Councilor Karen Matthews asks if the motion includes the interpretations on page 51 and 52. City Planner Sabrina Pearson: Yes.

Call for the Question: Vote: Unanimous

Public Hearing Adjourns: 8:37 pm

City Planner Sabrina Pearson thanks the Council and asks to be excused.