

**PUBLIC HEARING MINUTES
PLANNING COMMISSION MEETING
COUNCIL CHAMBERS, CITY OF VERNONIA
June 19, 2008**

Public Hearing Open at 7:02 by Dan Brown, Chairperson who read the LUBA rules for conducting a Public Hearing.

Proposed Action: The Public Hearing will review a request from Land Tech, Inc. concerning a proposed Planned Development along Riverside Drive which would include 20 single-family building lots and various sport fields, walking trails and RV storage. The parcel to the north is proposed to include 47 single family lots.

Planning Commissions declare Abstentions, Conflicts, Ex parte Contacts

No Commissioners declared abstentions, conflicts or ex parte contacts

Staff Report: Aldie Howard, Planning Director explained that this was the largest project that Vernonia has seen and three to five years was being proposed for different phases of the project. This meeting is to hear concerns from those expressed by the surrounding property owners or community members and then a staff report would be presented at the July 17, 2008 Public Hearing.

Jamie Morgan, Land Tech, Inc. the applicant's planned development designer presented to the Commission and residents an overview of the project with two visual layouts that showed the three phases of development. The first phase would be 20 homes at the northern area near Mellinger Road, the second phase the upper area and the last phase, phase three would be the present mobile home park. There would be approximately a total of sixty-seven homes ranging from 2400 sq ft and upwards costing approximately \$350,000 to \$425,000 with large lots. A proposed homeowner's agreement would be responsible for maintaining the area. The mobile home park would be given 365 days, ORS 90.645, which would start at time of approved building plans to find other housing. The Fire, Chief of Police, Public Works, Electrical Power Co, Schools have all reviewed the plans.

Public Comment in Favor

Chairman Dan Brown read two letters from citizens into the records.

Public Comment in Opposition

1. Highway 47 and Riverside Drive dangerous now to exit and enter what will it be like with 67 homes exiting and entering
2. Concern that Ordinance 851 and Ordinance 711 would be enforced
3. The development has been proposed for a very long time.
4. Notification of those in the mobile home park was not done and why
5. Only one stop sign at the end of Stony Point and that the traffic study did not address Keasey, State Street and Stoney Point
6. There is water flow all year around in the area
7. Concern of rights of owners and where they are to go and why they were not notified of what is happening and or going to happen.
8. Riverside Drive and the width of the road and how it will affect those outside the mobile home park and their property if the road is widened.

9. Permeable surface how this will affect the area
10. What about the existing right of ways and how do they affect owners
11. Will the existing sewer and water handle those many homes.
12. Look at adding a bridge over the Nehalem to the mobile home park area to help with traffic.
13. How will school busses turn around on Riverside Drive.
14. Concerned about not using Mellinger Road as an access and only Riverside Drive.
15. How soon would all of the building begin?

Public Comment Neutral

1. Glad to see detailed engineered plans and that the area is being driven by economics and the applicant is well prepared.

Response from Staff and Applicants

1. Forming a Local Improvement District and requiring a Waiver of Remonstrance would provide for future streets, storm drainage.
2. There is the possibility that Louisiana or Texas would be an option for egress and ingress.
3. Apologized that those in the mobile home park was not notified of the public hearing and would correct that for in the future meetings.
4. The traffic report needed to be looked at again reflecting am and pm times that are realistic for when the commuters come and go. Look at the traffic study done in 1999 and the results of that one and compare.
5. Concerns about Riverside Drive and Highway 47
6. Needs to look at wet land delineation for the area
7. A homeowners agreement would mean responsible for the swells, parks, pond and making decisions for the area.
8. SDC'S for each lot would apply
9. Verify if a performance bond would be required so that the project would be carried through to completion.
10. Sidewalks are being proposed on one side of the street
11. A step system is being proposed as an alternative to what we have for sewer and storm drainage system.
12. Homes on Riverside Drive need to conform to Ordinance 851 and Ordinance 711

Summarize - To be presented by Applicant at next Continued Public Hearing

1. Make sure that all properties are notified of the public hearing
2. Ingress/Egress Mellinger Road
3. Riverside Drive and Highway 47 traffic study redone
4. What would be the width of Riverside Drive and how would it affect the existing property owners from Highway 47 to the now existing mobile home park
5. Off-street drainage needs to be clearly identified
6. Wetlands delineation
7. Site distances what are they?
8. When will the phases be finalized?
9. Clarify local or collector road
10. School bus and emergency vehicle turnarounds
11. LDR zone and 100'
12. Mellinger, Stoney Point, Keasey Rd and State Street Traffic Study

The Planning Commission Public Hearing will reconvene on July 17, 2008 and will accept new testimony.

**MINUTES
PLANNING COMMISSION
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June 19, 2008**

Regular Planning Commission Meeting was called to order by Dan Brown, Chairperson at 9:35 pm

Commissioners Present: Dan Brown, Chairperson
Don Wallace
Dan Murphy
Nancy Dailey
Kevin Hudson
James Barbairer, excused
Sharon Parrow, excused

Staff: Aldie Howard, Planning Director
Jamie Morgan, Land Tech, Inc.
Joann Glass, Secretary

Audience: All present signed the Attendance Record

Approval or Corrections to Agenda

Don Wallace moved to approve the Agenda as written. The motion was seconded by Dan Murphy. Motion passed.

Topics from the Floor

No topics from the floor

Consent Agenda

Nancy moved to accept the consent agenda as written. The motion was seconded by Don Wallace.

Unfinished Business

No unfinished business

New Business

No new business

Flood Plain Development

1. Scott Laird place fence on property
Nancy Dailey moved to approve Flood Plain Development Permit for Scott Laird to put up a fence. The motion was seconded by Dan Murphy. Motion passed
2. KLS Surveying place fence on property
Nancy Dailey moved to approve the replacement of a fence where one was destroyed by the flood with a two foot distance between ground and fence. The motion was seconded by Dan Murphy. Motion passed.

Adjourn: Meeting adjourned at 9:42 pm

Minutes were approved July 17, 2008 with correction that "The mobile home park would be given 365 days beginning at time property owner provides notice"