

PLANNING COMMISSION MEETING
Regular Meeting
Thursday, January 7, 2010
City Council Chambers, 1001 Bridge Street, Vernonia OR 97064

MINUTES

Call to Order – Dan Brown, Chairman called the meeting to order at 7:00 pm

Commissioners Present: Dan Brown, Sharon Parrow, Don Wallace, Grant Williams, Alan MacComb. James Baraibar and Nancy Dailey were absent

Staff Present: Carole Connell, Planning Consultant; Bob Ruhl, Public Works Director; Joann Glass, Secretary

Approval or Additions to Agenda

Don Wallace moved to accept the agenda as written. The motion was seconded by Alan MacComb. The motion passed.

Appointment of Officers for the Year 2010

Dan Brown was appointed by the Commissioners to return as Chairman for the year 2010.

Don Wallace was appointed by the Commissioners to the Vice-Chair position for the year 2010.

Topics from the Floor -- There were no Topics from the Floor

Consent Agenda

1. Minutes from December 10, 2009

Grant Williams moved to accept the minutes as written. The motion was second by Alan MacComb. The motion passed.

Unfinished Business

1. Sign Ordinance Comments by Donna Webb, Vernonia Chamber of Commerce

Carole Connell reported to the Commissioners that she, Donna Webb and Marilyn Nicks spoke, following a 30-page e-mail of comments and city response. Carole said that based on the comments received about the proposed Sign Provisions there are several suggested changes that would improve or clarify the rules. Although the hearing has been closed, this is a Legislative issue of significant concern by several businesses and it is advised that the Commission take this time to review the comments and consider minor changes before sending a recommendation to Council.

Donna Webb thanked the Commissioners for all of the work they have put into the Sign Code and acknowledged their comments came late. A detailed discussion between the audience, the Commission and staff ensued. In summary:

- The Commissioners explained that the 1900's Mill Town was a design theme for the design of downtown signs, not a city slogan. They decided to keep the theme but not provide an example because it may narrow design options. They agreed with Carole that the design requirement should apply to permanent signs, not

temporary or gas price signs, and that business logo's should be allowed on the permanent signs.

- Every sign that exists now is grandfathered in. They agreed there were inconsistencies in how the grandfather rules apply in various code sections. They agreed it would be difficult to prove "a sign permit had previously been approved" before an existing sign could be modified, and that non-conforming signs could be repaired even if "the life of the sign was extended." They agreed sign copy could be changed for a new business if it was still under the same ownership.
- They agreed to change Temporary Sign limits from 30 to 90 days and delete the \$25.00 temporary sign permit deposit. They agreed the \$10 permit for a temporary sign should remain as the only way to enforce the rules, but that it could be a one-time rather than an annual fee, and that more than one temporary sign may be applied for with that fee.
- They agreed that a banner size should be increased from 20 to 60 square feet.
- They agreed the current and proposed internal illumination restriction should remain.

Sharon Parrow "moved to send to Council the Draft of the Sign Cod with the stated revisions for consideration and approval." The motion was seconded by Don Wallace. The motion passed.

New Business

Commission Discussion Topics:

- Public Works Report
- City GIS System
- 2010 Transportation Plan Update
- Pending Grant – Economic analysis & Commercial Lands Inventory Analysis
- Parking Study

Due to the amount of time answering questions and concerns of the business owners on the Sign Code the Commissioners did not discuss these topics at this meeting.

Correspondence

Planning Consultant Report

Status Report on new School & West Oregon Electric

Carole Connell reported that a Pre-application conference was held with the West Oregon Electric Coop and they are on a fast track to build a new building at Cougar and Rose streets. ODOT will be giving their recommendations for a traffic study. She said the new school project is moving ahead as well, hoping to be open by Fall 2011.

Adjournment: The January 7, 2010 Planning Commission Meeting adjourned at 9:10 pm

Planning Commission approved the January 7, 2010 minutes on January 21, 2010

January 7, 2010

Planning Commission Minutes