

**PLANNING COMMISSION MEETING  
REGULAR MEETING  
Thursday, September 2, 2010  
City Council Chambers, 1001 Bridge Street, Vernonia, OR 97064**

**MINUTES**

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

**Planning Commissioner Present:** Dan Brown, Sharon Parrow, Nancy Dailey, Grant Williams, Alan MacComb. Don Wallace, excused absent, one vacant position.

**Staff Present:** Carole Connell, City Planner, Bill Haack, Interim City Administrator, Joann Glass, Secretary

**Approval or Additions to Agenda**

Sharon Parrow moved to accept the agenda as presented. Grant Williams seconded the motion. Motion passed.

**Topics from the Floor**

Jack Lindsley, questioned why DAD's recycling was required to put up a higher fence on the property that they are moving their business to on Mist Drive. The Deweber's did not realize that they may be required to have a fence higher than 6 feet and that they will need a permit for the higher fence. They are gathering material for a six foot fence and did not plan on a fence any higher. This is a burden on them that they were not counting on cost wise.

Carole Connell reported that earlier today two Commissioners mentioned the fence should be sight obscuring. She and Jeff Burch walked the property and the road is higher than the storage site which means you may be seeing over the fence from the road, and that a six foot fence may not hide the containers behind the fence.

Bill Haack, asked about a gap at the bottom of the fence to allow water to flow through if this was something that needed to be considered in the construction of the fence.

Dan Brown, explained that there is water pressure that builds up fast and most of the fence is in a 500 year area. A Flood Plain Development Permit does need to be filled out and on file with the city.

The Commission agreed that a six foot fence would be allowed as long as it did not allow anyone to see miscellaneous stored items. It may be impossible to completely hide the dumpster from the road. The applicant's said that lattice may be placed on top of the 6' wood fence in the future. A building permit may need to be taken out at that time. According to Joann, razor wire is not permitted on a fence.

**Consent Agenda**

A. Minutes from August 19, 2010

Alan MacComb moved to approve the August 19, 2010 minutes as presented. Nancy Dailey seconded the motion. Motion passed.

## **Unfinished Business**

### **A. Parking Study.**

The Downtown Association is working on this project.

### **B. TSP (Transportation System Plan)**

There will be the first meeting PAC meeting on September 16 at the VCLC from 3 – 5:30. In the spring there will be a workshop with the Planning Commission and a Public Hearing. Don Wallace will be the representative from the Planning Commission.

This will update out Transportation System Plan and will be a basis to receive grant applications in the future.

## **New Business**

### **A. FEMA amendments to Title 9 (due November 26, 2010)**

This is a nationwide revamping and Vernonia will have their own map. There will need to be changes to Title 9 referencing the new map amendments. Carole said Christine at DLCD will assist in identifying needed amendments.

### **B. UGB Land Inventory – (outline of issues and amendment process)**

This is for land that is un-usable and needs new zoning.

There is currently in Vernonia lot of residential land and a shortage of job related that may need expanding. Re-looking at the Downtown Zone boundary is an element of the TSP update. It may be possible that the land inventory analysis can occur parallel with the TSP update. The City will also look for possible grants to update the land inventory and complete the associated re-zoning..

## **Correspondence -- None**

## **Planning Consultant Report**

Carole Connell wanted the Commissioners to know that the accomplishments that they have done deserves a celebration. Pizza and chocolate was served to the Commissioners as a way of saying “Thank You!”

### **A. Recent successes!**

- a) School UGB Amendment, Annexation, Zone Change, CUP and Site Development Permits all approved.
- b) WOEC CUP and Site Development Plan approved
- c) Title 9 updated and codified all land use regulations
- d) Sign Code finally finished and approved.

## **Commissioners Report**

Sharon Parrow asked if people that live in RV trailers is considered a nuisance.

Alan MacComb questioned the enforcement of nuisances.

Carole replied that living in an RV is prohibited (unless a permit is requested and approved by City Council per Title 9 Section 9-08). She said that there has been progress on the nuisance abatements.

Dan Brown asked if the property owner on State Street came in to fill out a Flood Plain Development Permit for the fence that he built.

It was mentioned that there will be information sent out in the utility billing regarding Flood Plain rules and regulations especially the clearing vent covers on the homes that have been elevated. The property owners need to understand that if vent stuffing is not removed and a flood occurs again it will null and void their flood insurance policy.

**Adjournment** The September 2, 2010 Planning Commission adjourned at 8:00 pm

Planning Commission approved the September 2, 2010 minutes September 16, 2010