

**NEHALEM PLANNING COMMISSION
PLANNING MINUTES
REGULAR MEETING
AUGUST 21, 2019**

Vice-Chair Lease called the Planning Commission Meeting to order at 6:00 p.m.

**PLANNING COMMISSION
MEMBERS PRESENT:**

Janet Lease, Vice-Chair
Lance Stockton, Commissioner
Mary Jo Anderson, Commissioner

EXCUSED:

Julie Chick, Commissioner

STAFF PRESENT:

Dale Shafer, City Manager
Melissa Thompson-Kiefer, Asst. City Mgr./Recorder
John Morgan, Planning Consultant
David Mattison, Planning Consultant

VISITORS:

Lisa Phipps, DLCD

Vice-Chair Lease led those present in the Pledge of Allegiance. She announced that John Coopersmith submitted his resignation from the Planning Commission.

MINUTES

The Commission reviewed the minutes of the July 18, 2019 Planning Commission meeting. Commissioner Anderson **MOVED** to approve the minutes from the July 18, 2019 meeting as presented. Commissioner Stockton **SECONDED** the motion. **MOTION APPROVED 3-0 (Yes: Lease, Stockton, and Anderson; No: None).**

OLD BUSINESS

SYMANK VARIANCE APPEALED TO THE CITY COUNCIL

City Manager Shafer explained that the variance granted to Stanton Symank was appealed to the City Council. She said Mr. Symank requested a September hearing date. In response to inquiries from the Commission, City Manager Shafer and Planning Consultant John Morgan explained that staff would have to recommend new dates to the City Council for the conditions in the variance. Mr. Morgan confirmed they would still recommend 60 days to demolish the non-conforming

residence and one year to complete the new structure. Mr. Morgan also confirmed that additional conditions could be recommended to the Council by citizens. There was discussion about Mr. Symank listing the property for sale.

NEW BUSINESS

DRAFT COMPREHENSIVE PLAN REVIEW: ARTICLES III, IV & V

The Commission reviewed the draft of the Comprehensive Plan prepared by Planning Consultant David Mattison, including Article III: Plan Implementation, Article IV: City of Nehalem Growth Management Report, and Article V: City of Nehalem Buildable Lands Inventory and Housing Needs Analysis. Mr. Mattison explained these were the final sections of the Comprehensive Plan to review. The Commission discussed and made a minor edit to Article III. There was brief discussion regarding the water supply to accommodate buildable lands, and possible areas of new development.

OTHER BUSINESS

Mr. Morgan explained that the final draft of the Comprehensive Plan and post-acknowledgement plan amendments (PAPA) notice would be sent to DLCD for review. The Commission discussed and agreed to have the next Planning Commission meeting and public hearing on the Comprehensive Plan on October 17, 2019. There will be a second public hearing at a City Council meeting.

PUBLIC COMMENTS

Lisa Phipps of DLCD suggested that staff edit the draft plan for grammar and recommended two edits to Article V. The Commission agreed. Staff clarified for Ms. Phipps that the City Council hearing on the Comprehensive Plan would be held at their November meeting.

ADJOURNMENT

There being no further business, Vice-Chair Lease adjourned the meeting at 6:24 p.m.

APPROVED: _____
Janet Lease, Planning Commission Vice-Chair

ATTEST: _____
Melissa Thompson-Kiefer, Assistant City Manager/Recorder