

**NEHALEM PLANNING COMMISSION  
PLANNING MINUTES  
REGULAR MEETING  
NOVEMBER 16, 2023**

Vice-Chair Stockton called the Planning Commission Meeting to order at 6:00 p.m. The meeting was held in-person and by Zoom video conference.

**PLANNING COMMISSION  
MEMBERS PRESENT:**

Lance Stockton, Vice-Chair  
Mary Jo Anderson, Commissioner  
Justin Bailie, Commissioner

**EXCUSED:**

Janet Lease, Chair  
Julie Chick, Commissioner

**STAFF PRESENT:**

Lori Longfellow, City Manager  
Yuriy Ukhach, Deputy City Recorder  
Walt Wendolowski, Contract City Planner (on Zoom)

**VISITORS:**

Stephan Tuttle  
Ruth Tuttle  
**On Zoom:**  
Unidentified visitors

**MINUTES**

The Commission reviewed the minutes of the September 26, 2023, Planning Commission Meeting. Commissioner Bailie **MOVED** to approve the minutes from the September 26, 2023, meeting as presented. Commissioner Stockton **SECONDED** the motion. **MOTION APPROVED 3-0 (Yes: Stockton, Anderson, and Bailie; No: None);**.

**NEW BUSINESS:**

**PUBLIC HEARING: CONDITIONAL USE APPLICATION TO ESTABLISH A DOCK ON THE NEHALEM RIVER**

Vice-Chair Stockton opened the Public Hearing on the Conditional Use Application to Establish a Dock on the Nehalem River at 6:02 p.m.

Contract City Planner Walt Wendolowski reviewed the staff report that was part of the agenda packet of the meeting. He noted that the staff finds the proposal complies with the decision criteria and recommends Planning Commission approval of the Conditional Use Application subject to the conditions of approval that are noted in the staff report.

Stephen Tuttle talked about the reason behind the two moorages and asked if there was any chance for an exception. He also expressed willingness to comply with the current code.

Contract City Planner Wendolowski explained that the applicant is welcome to apply for a variance.

Commissioner Bailie asked if the two moorages would fall under grandfathering provisions. Contract City Planner Wendolowski explained that it would apply if the original dock was legally established, which was not in this case.

City Manager Lori Longfellow stated that if in the future the applicant decided to run the water line to the dock, he would be required to install the RP-valve backflow device, to conduct an annual backflow testing and to provide the test reports to the city.

Vice-Chair Stockton closed the Public Hearing on the Conditional Use Application to Establish a Dock on the Nehalem River at 6:14 p.m.

Commissioner Bailie **MOVED** to approve the Conditional Use Application to Establish a Dock on the Nehalem River subject to the conditions of approval noted in the Contract City Planner staff report and in the comments of the City Manager regarding city's requirements for establishing water line at the dock and backflow testing. Commissioner Anderson **SECONDED** the motion. **MOTION APPROVED 3-0 (Yes: Stockton, Anderson, and Bailie; No: None).**

### **OTHER BUSINESS**

None.

### **PUBLIC COMMENTS**

None.

**ADJOURNMENT**

The next Planning Commission meeting will be December 21, 2023. There being no further business, Vice-Chair Stockton adjourned the meeting at 6:16 p.m.

**APPROVED:** \_\_\_\_\_

[REDACTED]

Janet Lease, Planning Commission Chair

**ATTEST:** \_\_\_\_\_

[REDACTED]

Yuriy Ukhach, Deputy City Recorder