

**NEHALEM PLANNING COMMISSION
PLANNING MINUTES
REGULAR MEETING
FEBRUARY 15, 2024**

Chair Lease 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:**

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

STAFF PRESENT:

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

VISITORS:

Alan Holoubek
Jerry Castro
Liz Castro
On Zoom:
Carolyn Kutz
Unidentified visitors

Chair Lease stated that **the election of the Chair and Vice-Chair of the Planning Commission** needed to be added to the agenda. Commission had a consensus on adding these two items to the agenda.

Commissioner Stockton **MOVED** to nominate Janet Lease to serve as Chair of the Planning Commission for the year 2024. Commissioner Anderson **SECONDED** the motion. **MOTION PASSED 3-0 (Yes: Stockton, Anderson, and Bailie; No: None;)**.

Commissioner Lease **MOVED** to nominate Lance Stockton to serve as Vice-Chair of the Planning Commission for the year 2024. Commissioner Bailie **SECONDED** the motion. **MOTION PASSED 3-0 (Yes: Lease, Anderson, and Bailie; No: None;)**.

MINUTES

The Commission reviewed the minutes of the November 16, 2023, Planning Commission Meeting. Commissioner Anderson **MOVED** to approve the minutes from the November 16, 2023, meeting as presented. Commissioner Stockton **SECONDED** the motion. **MOTION PASSED 3-0 (Yes: Stockton, Anderson, and Bailie; No: None;)**.

NEW BUSINESS:

PUBLIC HEARING: VARIANCE TO REDUCE A STREET-SIDE SETBACK AT SOUTHWEST CORNER OF THE INTERSECTION OF US HIGHWAY 101 AND 11TH STREET.

Chair Lease opened the Public Hearing on the Variance to Reduce a Street-Side Setback at Southwest Corner of the Intersection of US Highway 101 and 11th Street at 6:05 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 that the proposal complies with the decision criteria and recommends Planning Commission approval of the Conditional Use subject to the conditions of approval noted in the staff report.

Jerry and Liz Castro explained that they are purchasing the tax lot 4000 from its current owner, and they plan to put four single family homes, one on each lot with two homes having access on one street and the other two having access on the other side. Jerry Castro explained that the lot is already divided into four.

Contract City Planner Walt Wendolowski clarified that tax lot 4000 has four lots on it. He added that that was an old, platted subdivision and therefore each lot on tax lot 4000 may be developed independent from the other lots. Wendolowski noted that, as indicated by the applicant, each lot would have a single-family home which is consistent with the city code.

Commissioner Stockton asked if there would be enough parking on site. Jerry Castro explained that each house would have a garage and a driveway.

Commissioner Anderson asked if that meant there would be two parking spaces per unit and a total of eight parking places. Castro confirmed that it would be so.

Contract City Planner Walt Wendolowski clarified that this request is solely for lot 6 that is located on Highway 101 and there are no other requests for any changes on any other lots. He added that there are no other changes requested for this particular lot other than the street-side setback. Wendolowski explained that the tax lot 4000 contains roughly about 19000 square feet and it could very well accommodate quite a bit more density, but this is consistent with single-family development on a smaller lot that are common in the area.

Alan Holoubek asked how would moving the lot line play into the Transport System Plan, since one of the recommendations of the Plan was to widen Highway 101 to have at least 5 feet for bike and pedestrian traffic.

Contract City Planner Walt Wendolowski explained that the lot line itself would not be moved but there would be a reduction of the setback relative to that line. He added that the right-of-way would remain unchanged.

Commissioner Anderson asked about the 15-foot set back on the 11th and on the 12th Streets.

Contract City Planner Walt Wendolowski explained that the 11th Streets is the front of the lot and there is a 15-foot setback requirement for that side; the only issue was the side yard that required a 15-foot setback; that is why we have this request due to lot configuration, to reduce the setback from 15 feet to 5 feet on the side of Highway 101.

Commissioner Anderson noted that it is very dangerous to access Highway 101 from all the streets in that area because we cannot see around the hedge on 11th Street, and it would be difficult to use 12th Street also. She added that there was no vision at the intersections of Highway 101 and the streets in that area. Commissioner Anderson stated that her concern was for the people who would be living on that property and using 11th and 12th streets to enter Highway 101.

Commissioner Bailie stated that he did not think that the house there would necessarily block the view but the house on corner lot being level with Highway 101 will catch a lot of noise from the highway. He noted that the people who will occupy that house will want to put a hedge there to block the sound. Commissioner Bailie suggested to keep that in mind when building the house there.

Chair Lease opened the hearing for public comment.

Carolyn Kutz stated that she supported the traffic concerns and suggested placing boulders to prevent crashes.

Chair Lease read the written comments from Janine Seadler in opposition to the variance. The comments were made part of the record and added to the agenda packet of the meeting.

Commissioner Stockton noted that this variance is not affecting the houses on 12th Street.

City Manager Lori Longfellow explained that the lot will be used for single-family homes, and part of the conditions for approval of the variance on this particular lot is to use 11th Street as their main access to the property.

Contract City Planner Walt Wendolowski confirmed and added that lot 4000 is going to be developed with four single-family homes, each with a separate lot and separate ownership, so this was not a multifamily project.

Chair Lease closed the Public Hearing on the Variance to Reduce a Street-Side Setback at Southwest Corner of the Intersection of US Highway 101 and 11th Street at 6:28 p.m.

Commissioner Stockton **MOVED** to approve the Variance to Reduce a Street-Side Setback at Southwest Corner of the Intersection of US Highway 101 and 11th Street subject to the conditions of approval noted in the Contract City Planner staff report. Commissioner Bailie **SECONDED** the motion. **MOTION PASSED 2-0 (Yes: Stockton, and Bailie; No: None; Abstain: Anderson).**

OTHER BUSINESS

City Manager Lori Longfellow provided a reminder that the Ethics Commission opens the SEI filing on March 15th.

Commissioner Anderson asked if anything could be done about the Laurel hedge.

City Manager Lori Longfellow stated that she took note of it and will be addressing this issue.

PUBLIC COMMENTS

None.

ADJOURNMENT

The next Planning Commission meeting will be March 21, 2024. There being no further business, Chair Lease adjourned the meeting at 6:32 p.m.

APPROVED: _____

[Redacted Signature]

Janet Lease, Planning Commission Chair

ATTEST: _____

[Redacted Signature]

Yuriy Ukhach, Deputy City Recorder