

CITY OF PORT ORFORD PLANNING COMMISSION
MINUTES OF MEETING
August 2, 2022, 3:30 p.m.
Regular Meeting, hybrid
555 W. 20th Street
Port Orford, Oregon

The minutes were prepared to the best of our ability considering the challenging quality of the audio associated with the meeting video.

1. Call to Order.

The regular meeting of the City of Port Orford Planning Commission was called to order Tuesday, August 2, 2022, at 3:30 p.m. by Chair Nieraeth.

Those members present were: Chair Nieraeth, Vice Chair Berndt, Comm. Rossi, Comm. Thelen and Comm. Schofield.

City staff present were: CA Ginsburg, Legal Council Kudlac.

Others present: Representative David Brock Smith, Sara Lovendahl, Bret Cecil.

2. Additions to the Agenda: None.

3. Approval of Minutes July 12, 2022: Not available.

4. Announcements and Communications:

- a. Chair Nieraeth: A workshop is scheduled August 8, 2022 at 4:30 p.m. for discussion regarding the urban growth boundary. Chair Nieraeth announced that Planner Shoji is retiring at the end of August, 2022. Comm. Berndt stated on the record that there are two positions open on the Planning Commission.
- b. CA Ginsburg: None.

5. Comments from the public:

Bret Cecil, local resident, speaks regarding the lack of agenda availability. He is concerned that this leaves the public out of the meeting.

Commissioner Brock Smith expressed his appreciation to the Planning Commissioners for the effort and time. He commented on item 7, Planning Matters, in regard to STRs. He recommended commissioners review the county regulations in last month's meeting and seriously consider adopting all or part of that ordinance rather than Hood Rivers. He also

suggested the city contract the county for code enforcement, applications, inspections and permits.

6. Public Hearing: None.

7. Planning Matters:

- a. PUDs: Reviewed by commissioners. No amendments or questions.
- b. Definitions draft: Commissioner Berndt asked for clarification on definition of ADU that does not include a motor vehicle or recreational vehicle. Commissioner Berndt suggested a non-moveable structure in the definition. The State ORS definition is reviewed by Legal Counsel Kudlac. She advised caution against conflict. The location of residential structure definition is discussed. Legal Counsel Kudlac provided the definition of residential structure. Commissioner Thelen addressed a scrivener’s error.
- c. ADU Questions for discussion: Reviewed by commissioners. No amendments or questions.
- d. Vacation Rentals Updates: CA Ginsburg addressed the fees. She needs more specific regulations such as “good neighbor guidelines, etc.” Commissioner Thelen suggested physical inspections be organized. CA Ginsburg will work with county regarding a contract. Commissioner Berndt asked about annual physical inspections, such as the county conducts. Comm. Thelen agrees with the county ordinance and prefers the ordinance being compatible with counties ordinance with the exception of transferability. It is suggested that after the STR sells, the new owners will have to reapply. He would also like to hire a company that will take care of all violations versus hiring staff. CA Ginsburg will suggest this at the next council meeting. Commissioners agree that the STR agreement in Port Orford should not include accessory dwellings such as recreational vehicles, trailers and motor vehicles. Legal Counsel Kudlac will research the legality with Oregon ORS. Comm. Thelen proposed a cap on short term rentals in residential zones. CA Ginsburg advised the current amount is 75 licensed STRs in residential zones. Comm. Berndt moved to make a cap in the ordinance for the STRs in residential zones with a number to be determined with Comm. Thelen as second. ***Motion carried 4-0.***
Discussion: The motion is clarified. Discussion as above.

Comm. Thelen	<u>Yes</u>	Comm. Nieraeth	<u>Yes</u>	Comm. Berndt	<u>Yes</u>
Comm. Rossi	<u>Yes</u>				

CA Ginsburg will return to the next meeting with a draft. Comm. Thelen will research fees other communities’ use.

8. Other Business:

- a. Announcements and Communications:
City Planner Comments: Planner Shoji is not in attendance.

- b. Planning Commission Comments: Commissioner Thelen expressed his concern that the agenda is not online. Comm. Thelen would like to see the minutes prior to the meeting. Comm. Berndt suggested it be noted online that hard copies are available to the public. CA Ginsburg advised it is posted at the Post Office. Comm. Berndt suggested it be posted on the website that hard copies are available. Comm. Thelen commented on the poor audio quality that virtual attendees have to deal with. He suggested the city research a professional system.

9. Public Considerations:

Sara Lovendahl: Ms. Lovendahl expressed her appreciation for the commissioners' work. She addressed the sound quality and expressed it is the posture of the speaker that affects it. She appreciates the discussion regarding the STR caps.

Linda Tarr: Had a question about the variance granted to Ms. Lee who has 1.2 acres in the watershed. She has decided to develop the property. Ms. Tarr is concerned about the roads that have been created on the property were likely not done properly and might be a threat to the watershed. The issues have been identified by the Forest Management group. The Watershed Council is requesting commissioners and council to notify the Watershed Council prior to granting such variances in the watershed.

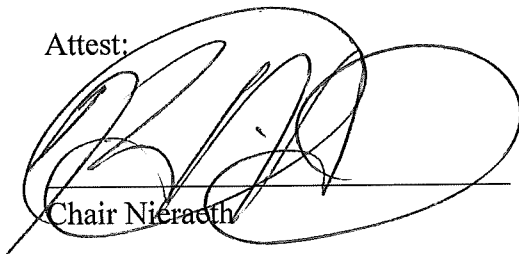
Brett Cecil expressed appreciation for the commissioners for their volunteer time. He agrees with the cap on STRS in residential zones based on a percentage of residential buildings in the zone. Fee schedule should be in accordance with the income level in Port Orford. Mr. Cecil would like an introduction session at the beginning of the meeting.

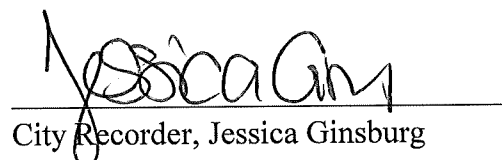
David Brock Smith complimented Comm. Thelen for his concern on caps and regulations regarding STRs. He commented on businesses that rely on tourism such as restaurants and housekeepers. He commented on the fact that there have been some discussions not on the agenda, which eliminates the ability of the concerned businesses and citizens to attend the meetings. He appreciates the amount of work going into the ordinance.

Adjourn: Chair Nieraeth adjourned the August 2, 2022 meeting at 4:52 p.m.

Future meeting is September 6, 2022, at 3:30 p.m.

Attest:


Chair Nieraeth


City Recorder, Jessica Ginsburg

