

CITY OF PORT ORFORD PLANNING COMMISSION
MINUTES OF MEETING
July 12, 2022, 3:30 p.m.
Regular Meeting, hybrid
555 W. 20th Street
Port Orford, Oregon

The minutes were prepared to the best of my ability considering the quality of the meeting video audio. Those in-person attendees are difficult to hear much of the time due to their posture and position in accordance with the microphone. Legal Counsel Kudlac is not audible on the video throughout the meeting.

1. Call to Order.

The regular meeting of the City of Port Orford Planning Commission was called to order Tuesday, July 12, 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, Planner Shoji.

Others present: None.

2. Additions to the Agenda: None.

3. Approval of Minutes June 7, 2022: Comm. Thelent moved to approve Planning Commission Meeting Minutes of June 7, 2022 with Comm. Berndt as second. ***Motion carried 7-0.***

Discussion: None.

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

4. Announcements and Communications:

A. Chair Nieraeth: None.

B. CA Ginsburg: None.

5. Comments from the public: None.

6. Public Hearing: None.

7. Planning Matters: Planner Shoji provided a code draft and suggested revisions. She suggested they are close to the end and ready for public hearing where the public can comment. After public comments, additional changes can be made. It will then go to City Council for approval and another public hearing. This is a zone change, thus a change in existing code. Everybody in town needs to be notified prior to public hearings.

A. PUD – Planned Unit Development: Amendments are listed.

- Option for affordable housing development within Commercial (4-C) zone that does not currently exist in Port Orford in that an applicant proposing an affordable housing project may utilize Planned Unit Development criteria as an option to configure an affordable housing project that does not comply with street and lot frontage standards. 4-C does not currently have a lot size of setbacks, so this is an ideal zone for this.
- Modifications to frontage and street standards may be permitted as part of the Conditional Use Permit application subject to the following criteria:
 - Modification to street standards and frontage standards shall be presented by the applicant as part of the approval conditional use permit process with narrative providing the reasoning for the modifications including a description as to how the configurations proposed will contribute to livability and quality of life within the development.
 - Proposed modifications shall be included on the site plan.
 - Modifications shall not compromise security, public safety, or quality of life.
 - Modifications shall be justified by the Planning Commission based upon criteria within this section.

Commissioners ask Planner Shoji to clean up verbiage with regard to cottage clusters and bring an amended version to the next meeting.

B. ADU Questions for discussion:

- Commissioner Thelen suggested adding something stating the owner must live on the property of an ADU. The property should have a primary residence and a secondary residence.
- The term mobile home has been replaced by the term manufactured home, which includes RVs and mobile homes. Planner Shoji suggested landscaping be addressed in these parks.

C. Vacation Rentals Update: CA Ginsburg presented information to the commissioners from Hood River municipal codes and the county code.

- Commissioners discussed the maximum numbers of nights.
- Commissioners discussed prohibited actions in short term rentals.
- Proof of Residential Use is discussed.
- Parking regulations, occupancy and other guidelines are discussed.

- For safety a property line map, evacuation route map, and parking area map should be posted.
- Commissioners discussed hosted homeshare be defined in the ordinance.
- Limiting the number of vacation rentals in a zone is discussed.
- Water usage control suggestions are discussed.
- A proposed fee schedule for STR permits and conditional use permits are discussed. Commissioners suggest renewal fees be less than initial permit fee.

CA Ginsburg will return to the next meeting with a draft.

8. Other Business:

a. Announcements and Communications:

City Planner Comments: Planner Shoji will prepare the revisions but will not be in attendance in August. CA Ginsburg will present the revisions at the next meeting.

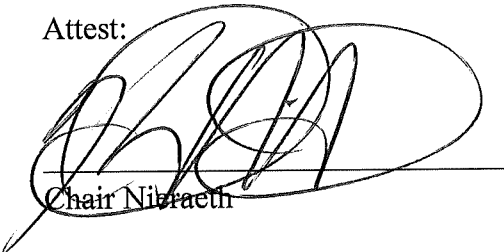
Planning Commission Comments: Commissioner Thelen expressed concerns regarding the timeliness of the minutes. The remaining of the discussion is inaudible.

9. Public Considerations: None.

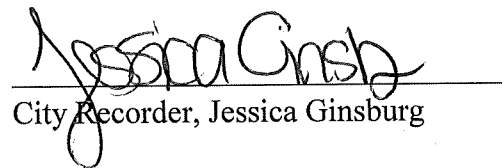
Adjourn: **Chair Nieraeth adjourned the July 12, 2022 meeting at 5:20p.m.**

Future meeting is August 2, 2022, at 3:30 p.m.

Attest:



Chair Nieraeth



City Recorder, Jessica Ginsburg

