

CITY OF PORT ORFORD PLANNING COMMISSION
MINUTES OF MEETING
June 07, 2022, 3:30 p.m.
Regular Meeting, hybrid
555 W. 20th Street
Port Orford, Oregon

1. Call to Order.

The regular meeting of the City of Port Orford Planning Commission was called to order Tuesday, June 07, 2022, at 3:30 p.m. by Chair Nieraeth.

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

City staff present were: CA Ginsburg, Planner Shoji.

Others present:

2. Additions to the Agenda: Comm. Thelen suggested appearance regulations on big-box stores. This will not be added to today's agenda but can be added to future agendas.

3. Approval of Minutes April 12, 2022: Comm. Berndt moved to approve Planning Commission Meeting Minutes of April 12, 2022 with Comm. Jezuit 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. Rinehold	<u>Yes</u>	Comm. Jezuit	<u>Yes</u>
Comm. Schofield	<u>Yes</u>				

4. Announcements and Communications:

A. Chair Nieraeth reminded commissioners of guidelines and duties of a commissioner. Questions regarding protocol can be addressed with CA Ginsburg. Chair Nieraeth proposed moving the July meeting to July 12 to not conflict with Independence Day holiday plans. Commissioners agree by consensus.

B. CA Ginsburg reiterated her availability for questions. CA Ginsburg explained how the use of attorney hours will be prioritized to control cost.

5. Comments from the public: None.

6. Public Hearing: None.

7. Planning Matters: Planner Shoji provided code draft and suggested revisions from June 7, 2022.

A. PUD – Planned Unit Development:

- Recreational Vehicles are defined in Chapter 8.20, which is not a planning code. Allowed as housing if hooked up to sewer and water.
- Residential zone 2R: Residential zones have 5000 square foot lot limitations. ADUs have been kept to that lot size in this draft. Language of manufactured dwelling is changed as it encompasses manufactured dwellings, mobile homes and RVs being used for dwellings in a park.
- Planned Unit Development currently has to be on a lot less than three acres. The size of lot can be amended. Planner Shoji does not feel there needs to be a limitation. Different dwelling types are outlined in the PUD.
- 4C: ADUs not added in 4C. 4C does not have a lot size limitation.
- Industrial Zone (5-I): Verbiage discussed.
- Marine Zones (7-MA): Space designated for picnicking or overnight camping to be amended to day-use picnicking or overnight camping.
- Battle Rock mixed use zone (10-MU). Verbiage discussed.
- Uses Permitted Outright: Verbiage discussed. Research and return.
- Conditional Uses Permitted: Verbiage discussed. Research and return.
- Supplementary Provisions: Verbiage updated to current building codes.

B. Changes to Definitions draft: Many changes to definitions have been done to comply with legislative housing codes.

C. ADU Questions for discussion:

- Additional Dwelling Units (ADU): Footprint size for ADUs discussed. Commissioners agree on 800 square feet limitation for ADUs.
- Containers used for ADUs are discussed.
- Commissioners discussed ADU hookups for sewer and water. Currently it is one hookup per dwelling. Larger pipes are needed for multiple dwellings.

D. Vacation Rentals Update: Documentation from Hood River referring to transient lodging tax provided to commissioners and discussed. Commissioners will research and return.

8. Other Business:

a. Announcements and Communications:

City Planner Comments: None.

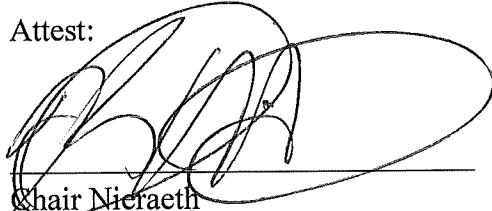
Planning Commission Comments: Commissioner Thelen expressed appreciation to Planner Shoji for her thoroughness.

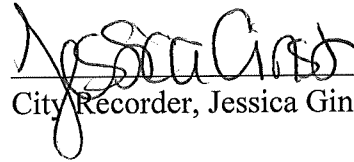
9. Public Considerations: Alan Johnson, local resident, updated on city's status on ADUs. He supports single sewage and water hookups for ADUs.

Adjourn: Chair Nieraeth adjourned the June 7, 2022 meeting at 5:14 p.m.

Future meeting is July 12, 2021, at 3:30 p.m.

Attest:


Chair Nieraeth


City Recorder, Jessica Ginsburg

