

**City of Lakeside Planning Commission Meeting Minutes
May 4, 2017**

The City of Lakeside Planning Commission held a meeting at Lakeside City Hall, 915 North Lake Road, Oregon, at 7:00 p.m. on Thursday, May 4, 2017.

The meeting was not recorded.

CALL TO ORDER: 7:00 p.m.

COMMITTEE MEMBERS PRESENT: Naomi Parker, Brenda Murphy, Laura Sweetman, and Gennifer Hart.

COMMITTEE MEMBER ABSENT: Harold Bartol

STAFF: Curtis Kelling, and James Edwards.

PLEDGE OF ALLEGIANCE:

MINUTES:

1. Approval of PC Meeting Workshop Minutes for March 2, 2017.

MOTION: Commissioner Parker motions to approve PC Meeting Workshop Minutes for March 2, 2017.

SECOND: Commissioner Sweetman.

VOTE: Motion carried with unanimous votes in favor.

OLD BUSINESS:

NEW BUSINESS:

1. **Public Hearing** – Application CU2016-04 an application for a Conditional Use Permit to allow Recreational Vehicle Storage Facility at 600 Railroad Avenue.

Chairman Sweetman recluses herself.

Curt said and you have a dilemma so that you guys are going to have to decide what you want to do. Harold Bartol could not make this meeting and he would normally chair as your backup. We either need to reschedule the hearing for a different day that he can be here, or probably reschedule it for a different day so I can have enough of a conversation with one of the other planning commission members to prep them to be able to run through a hearing. Harold said he would be able to be here for a meeting on the 18th of this month.

Chairman Sweetman said she would be on vacation.

Curt said we can have the meeting on the 25th.

MOTION: Commissioner Murphy motions to re-set planning commission hearing to May 25th.

SECOND: Commissioner Hart.

VOTE: Chairman Sweetman, Commissioners, Murphy and Hart vote aye. Commissioner Parker votes nay. Motion passes.

ITEMS NOT ON THE AGENDA:

PUBLIC COMMENTS:

James Edwards said that Curtis and he went to the South Coast Planning Meeting. It was an all day long session of listening to Government Bureaucrats talk about why they do what they do. Part of their talk was on the floodplain issue where they want to change the floodplain rules because they are afraid that the salmon might get left up on someone's lawn if they are in a floodplain. What I gather is only to protect the salmon. They were talking about if you excavate over 100 yards of material you have to replace it.

Curt said so if you are going to put something in somewhere else you have to take something out.

Chairman Sweetman said is that only in the floodplain?

Curt said essentially what has occurred is when federal agencies sue each other in federal court. The federal NOAA fisheries folks sued FEMA the floodplain insurance folks saying that the insurance program that they have is harming the endangered species of salmon. When federal agencies go to court and the judge finds in favor of one agency over another agency since it is a federal judge and they are all federal agencies, they don't have any authority to make them corrected so they remand it back to the offending federal agency and they get to try again. That can take some time. Now the FEMA folks in their infinite wisdom has come out and said we will do a nationwide environmental impact statement that says hey all we do is provide insurance it is not our fault, it is the locals fault. They are the ones that basically issue the permits. This has been going on for a while. From Lakesides' perspective my opportunity is completely different than that. The entire floodplain in Lakeside was platted in the 1800's, when they initiated the town. That is the plat that is hanging on the wall there. Every single bit of space that actually could be sub-divided in there already has. When they talk about all of this future development we have a floodplain but there is no place left to actually develop. They are looking at basically writing all these new rules and regulations with FEMA for something that can't actually occur. This became Curt's bazaar picture looking at the things. Why would I want to spend time on something that actually can't happen anymore? The one contact that James probably didn't know that I made. We spent some time with Chrystal Shoji the former Mayor in Coos Bay yesterday. One of the other folks that was there was a follow up. They released the estimates for the sea level rise for global warming at a fall meeting for

the planners that I went too. They left Tenmile creek out. When they went through their presentation they left Lakeside out. I finally got a commitment from the gal who has all the data to take a look and see if she can take her model and apply it to Tenmile Creek for me.

Commissioner Parker said what is the benefit?

Curt said we need to figure out where the water is going to go and what we are going to have to do. They have had a lot of conversation all over the place about holding water in the lake. I am more concerned down the road of keeping the water from the ocean getting to the lake.

Chairman Sweetman said I was thinking 9 feet where would that bring me?

Curt said there are six different separate curves that the lowest one could end up barely over three feet. The highest one is just under nine. They are thinking more like five. If you look at their grafts there is like six of them that curve out and then go straight up into oblivion. Their explanation for it going straight up was that is what is going to happen if Antarctica really starts to melt.

Commissioner Parker said what is the time period?

Curt said 2100.

James said and then we had a discussion about low income housing. Affordable housing that is a big issue all over the state. When I was in Salem at a hearing for the blind community I belong too, I had sat in on a public hearing before the senate committee on trying to change rules to allow more affordable housing. One of the things that they are talking about is allowing people to live in accessory buildings on their properties. Which in my view it seems to me if you allow that in a neighborhood, it would increase the density to a point where it would be high density where a neighborhood is actually built for low or medium density. I can see where it would cause a lot of problems if they are not careful how they regulate it. They picked out two cities and I think one of them is Bend. I know when I was in Salem there was several people from Bend testifying on this issue. The other we had a roundtable discussion from the cities that were there about their issues and what was going on in their own town.

Commissioner Parker said I know they are increasing people to have flag lots.

Curt said the law that they have in the legislature is actually a little stranger than that. I have a strong feeling it probably won't actually pass because it kind of flies in the face of the charter. They are really talking about superseding the local planning regulations in saying that you have to allow accessory dwellings in any residential zone neighborhood. That is where you get those red flags going in. Planning into the future and allowing it can be really good because you can kind of lay out the lot the correct way. If you have taken a lot and reviewed it with a single family home that fit within the setbacks and everything and you go try to put this extra structure in there, there may be room for it still. There may be room for it still. You end up kind of like we didn't plan on the sewer pipe to run over there. Putting them in after the fact becomes a real interesting dilemma.

Commissioner Parker said how big of an accessory building are they talking about, a little shed?

James said they did not give any details on the size they were going to allow or permit. They just used the term accessory building.

Commissioner Parker said I can see them bringing in a small house like 100 square foot or something.

Curt said there are places where physically it would work fairly practical and they there is places where there not. That is where it gets kind of tricky if they try to preempt the zoning. If it is a big enough lot and it was laid out correctly it may be a cake walk to run something in there where you wouldn't have any impact at all. They actually did a video for the 50th anniversary for the Oregon State Beach Bill which allowed the public access to the beaches in Oregon. That was kind of a cool story. We got to listen to the old timers that actually ran it through the system in 1967. They were telling the story of how it happened. They are going to do a big statewide beach bill.

Commissioner Parker said that was one of the better things that happened in Oregon. You go to other states and you hardly even get on the beach.


James said the interesting thing that I found was years ago before they created this bill people were actually owning the property down to the water. Then all of a sudden someone wrote a bill wanting to disallow that and it almost got completely ignored. A fellow from Grants Pass picked it up and he took note of it. He went back and asked for a continuation hearing on it. That was a very interesting little story there.

Curt said the Grant application is due the 9th of June.

James Edwards said usually when you have a meeting and you don't have a chairman or a co-chairman they the committee picks someone to run the meeting, but I support what Curt is doing because when you have a public hearing you have to be prepared to conduct a public hearing. You have to be careful what you do because if you are not you can get yourself into a lot of trouble by not doing things according to the way it is supposed to be done.

ADJOURNMENT: 7:21 p.m.

ATTEST:


Curtis Kelling, City Recorder/Manager


Laura Sweetman, Chairman