

**CANYONVILLE PLANNING COMMISSION MINUTES
REGULAR SESSION
May 10, 2023**

I. Call to Order and Pledge of Allegiance:

Commissioner Emory called the meeting to order at 7:00 p.m. and all joined in the Pledge of Allegiance.

II. Roll Call:

COMMISSION PRESENT: Chairman Emory, Commissioners, Matt and Lucas Gross, Hill, Knowlton and Sales.

COMMISSION ABSENT: Commissioner Hopkins

STAFF PRESENT: Planner Evans

STAFF ABSENT: None

III. Approval of the minutes: The minutes were not ready for approval.

IV. Agenda Review/Additions: none

V. Discussion

1. Items to be reviewed for potential amendments to the Land Use Code.

Planner Evans stated that at the last Planning Commission meeting they had requested that staff compile a list on potential changes to the Land Use Ordinance. Some of these are just house keeping items and some are more significant change. Planner Evans listed the possible amendments and explained why they were needed.

1. The City must adopt a current code which complies with all the Flood Hazard regulations. I have not yet compared this code with the City's current code. The state has provided a model ordinance which complies with all the regulations. It is unlikely there will be much choice in what the City adopts. However, we will need to hold a public hearing on the new ordinance in order to amend our code.

It would be best if the floodplain ordinance was handled by itself without any other amendments attached. I have included a copy of the model ordinance it outlines in red areas that need to be reviewed.

2. The off Street parking section of the ordinance needs a lot of work. It appears that when they adopted the public works standards they put some of the parking regulations in it and took portions out of the land use section. The design standards state a parking lot must be paved but the land use ordinance says it can be gravel. Also the parking section of the land use ordinance is not very inclusive. We will need to talk about specific changes when we do this item.

3. Section 18.92.010 states violations to the land use ordinance constitute a misdemeanor and such violation shall be punished as provided by the statutes of the state for the

commission of a misdemeanor. Each day such violation continues shall be considered a separate offense.

Most land use ordinances establish a fee instead of it being a misdemeanor. I have asked the attorney to look into this. It appears that if it is a misdemeanor it could require a hearing before a judge. Once we have heard from the attorney will amend this section to a more appropriate process.

4. Review Fence wall and hedges section 18.76.020 for amendment. The Planning Commission can review this section and make a recommendation to the City Council. The City Council has final approval of all ordinance amendments. In 2021 the Council requested that the Planning Commission hold a public hearing on amending the hazardous fence section and not allow barb wire or razor wire. I do not think they will want to change that part of the Ordinance. However, I do think they would consider allowing a taller fence in the front yard. This will be entirely up to the Planning Commission as to what if any part of this ordinance you want to amend. We would also want to remove the Exception under D (1) which allows the building inspector to authorize exceeding the fence height.

5. Minor partitions and lot line adjustments: I have had several requests to see if the Planning Commission would like to amend the lot line adjustment section. It allows the City Planner to administratively approve a lot line adjustment if the adjustment is no more than 10 feet.

These are just the main items that I think we should start with first. If anyone has anything else they would like to add we can talk about it.

Planner Evans stated that when she composed the list her number 1 priority was the flood plain ordinance. However, since the issue of the enforcement of the ordinance has come up and the City has a complaint it needs to deal with it has become a priority. The City still has some time to deal with the floodplain ordinance so she suggested that the Commission consider bundling the rest of the issues into one package.

It was the consensus of the Planning Commission that separating the floodplain issue out from the other items was a good idea and they should proceed on the remaining items first.

Planner Evans said she would obtain language from the attorney for the violation section and obtain some sample parking ordinances for the Commission to review at the next meeting.

VI. Adjournment:

Chairman Emory adjourned the meeting at 7:40

SUBMITTED BY:

APPROVED BY:

Janelle Evans, Planner

John Emory, Chairman