

**PORT ORFORD PLANNING COMMISSION AGENDA
GABLE CHAMBERS, PORT ORFORD CITY HALL
REGULAR MEETING
Tuesday, November 12th, 2024, 3:30 PM**

If unable to join in person; please join the meeting from your computer, tablet or smartphone.

<https://meet.goto.com/317647893>

You can also dial in using your phone.
United States (Toll Free): [1 866 899 4679](tel:18668994679)
United States: [+1 \(571\) 317-3166](tel:+15713173166)
Access Code: 317-647-893

1. Call to Order
2. Chair Comments
3. Minutes October 8th, 2024 (Will be available next month)
4. Public Comments (On Agenda Items Only)
5. Planning Matters: DLCD Grant Items for Discussion
 - A. Review of proposed uses in all zones
 - B. Site Plan Reviews and new commercial development
 - C. Other
6. Discussion Items
 - A. Planning clearances approved since the last meeting
 - B. Report on progress CUP 23-02
 - C. Application for appointment – Cory Aschauer
 - D. Uniform Water/Sewer Requirements
7. Other Business
 - A. City Planner Comments
 - B. Planning Commission Comments
8. Public Considerations
9. Future Meetings
 - A. Set a date/time for workshop
 - i. February 11th
 - B. December 10th @ 3:30
10. Adjourn

Item 6(B): CUP 23-02 Update

The Demolition of the accessory structure was completed on 10/24/2024 and as reported by the applicant (Mr. David Clark) via email in a statement and with a photo and confirmed by Planning Tech Harrison with visual inspection. This constitutes substantial construction as per condition 5 of the CUP.

From: dave clark <dirtydieseldave@gmail.com>
Sent: Friday, November 1, 2024 2:33 PM
To: Crystal Shoji <crystal@shojiplanning.com>
Subject: Re: Follow Up with Phone Question

The dwelling was completely removed from 510 Madrona on 10/24/2024 the foundation revealed that it was originally a garage. The demolition was done by me David Clark
Sent from my iPhone

On Nov 1, 2024, at 12:00 PM, Crystal Shoji <crystal@shojiplanning.com> wrote:

Good Morning, David Clark:

I am responding to your call this morning regarding a statement about the demolition. You can respond right after the suggestions in this email by doing a return email with your statements:

Thank you for providing this picture of the site of the demolition to Joseph Harrison and me that shows the demolition of the structure that is addressed as a milestone that shows that you are progressing on the work for the RV Park, File Number: POC (CUP) 23-02. The demolition that was addressed in Condition #5 of the Decision by the Planning Commission is for the smaller unpermitted residence. Please provide a statement that this demolition is completed, and that the photo that you provided is the of the pad where the house was located. Please state an approximate date that the demolition was completed so that we have this in our records so that there are no questions in the future if Joseph and I are not around to respond. All the best to you.

Crystal Shoji, AICP - Port Orford Planning Director
Shoji Planning, LLC
(541) 267-2491

<IMG_1540.jpg>



Item 6(C): Application for Appointment – Cory Aschauer

APPLICATION FOR APPOINTMENT TO COMMISSION, COMMITTEE OR TASK FORCE

If you do not wish to have any specific information in this form given out to the general public, please let us know, in writing, and tell us the reason why. We will try to honor your request within the constraints of the applicable public records law

I am interested in serving as a member of the Planning Commission

Name: Cory Aschauer

Mailing Address: PO Box 181, Port Orford, OR 97465

Home Address: 2110 Jackson Street

Home Phone: 541-954-4787 Work Phone: _____ Fax: _____

E-mail: Cory.aschauer@gmail.com

Current Employment: Semi-Retired / Legal Intake Specialist CA Civil Rights Law Group

Area of Interest: Assisting with the needs of Planning Commission

Area of expertise: Former employee of OR DOJ - responsible for policies + procedures / 40+ years of paralegal experience

Why do you want to serve? I love our town and want to help our growth + help solve problems. I also enjoyed my time on the town's Budget Committee

Previous service in this appointed position or similar position Citizen Member of Port Orford's Budget Committee

Other volunteer activities Numerous civil rights activities; mentoring; assisting victims of domestic violence

Does your schedule allow you to attend;

Daytime Meetings yes no Evening meeting yes no

Does your schedule limit the day you could attend meetings? yes no

Have you ever been convicted of a crime? yes no If yes, please explain

Additional Comments Thank you for considering my application

Date: 10/21/2024

Signature: Cory Aschauer

Please return application to:

City of Port Orford
P.O. Box 310
Port Orford, OR 97465

Item 6(D): Uniform Sewer / Water

Current language in Port Orford Zoning Ordinance with regard to sewer and water submitted for discussion to 11/11/24 Planning Commission meeting by commissioner Thelen.

Language in 10-MU Mixed Use zone:

Sewer and Water Line Hookups.

1. Provision of Sewer and Water. Sewer and water shall be provided by the City of Port Orford, and distribution systems shall be built to City and State specifications.
2. Sewer Line Hookups. Sewer lines shall be installed to City standards to connect sites for new development to existing mains. In areas where a sewer main is not adjacent to a proposed lot or an existing lot proposed for development, the developer will pay the cost of extending the main line and any lift necessary to provide adequate sewage disposal to the parameter of the lot. At the request of the developer, the City shall consider sharing in the cost of the main line extension or lift station, but the City is under no obligation to participate.
3. Water Line Hookups. Adequate water lines shall be installed to City standards to connect sites for new development to existing mains. In areas where a water main is not adjacent to the individual lot that is proposed to be developed, the developer will pay the cost of extending the main to the parameter of the lot. At the request of the developer, the City shall consider sharing in the cost of the main line extension, but the City is under no obligation to participate.

Language in 1-R Residential, 2-R Residential, 4-C Commercial and 5-I Industrial zones:

Provision of Sewer and Water.

1. Sewer service shall be provided by the City of Port Orford, with hookups installed to City standards.
2. Sewer lines for new development shall connect to existing mains. In areas where a sewer main is not adjacent to a proposed lot or an existing lot proposed for development, the developer shall pay the cost of extending the main line and any lift necessary to provide adequate sewage disposal to the parameter of the lot. At the request of the developer, the City may consider sharing in the cost of the main line extension or lift station, but the City is under no obligation to participate.
3. Water lines to connect sites for new development to existing mains shall be installed to City standards. In areas where a water main is not adjacent to the lot proposed for development, the applicant will pay the cost of extending the main to the parameter of the lot. At the request of the developer, the City may consider sharing in the cost of the main line extension but the City is under no obligation to participate.