

## **Planning Commission Report - December**

The meeting consisted exclusively of a hearing for the Nehalem Bay Health District's (NBTD) New Clinic. The meeting had good attendance which I was glad to see. The staff report was read by Pax and then Hayley Purdy - one of the architects hired by the Nehalem Bay Health District's - made an audio visual presentation on the new clinic. After the presentation, testimony was given. For the neutral testimony - which I stated earlier could consist of questions - a question was asked about adding a left turn lane on Hwy 101. Since the maximum amount of increased traffic - assuming the NBHD can fill all planned positions - is less than 25%, that was not planned at this time. Positive testimony was heard next and several people spoke in favor of the proposed clinic. There was no negative testimony. The Planning Commission (PC) was in agreement with the proposal, but included some conditions - listed below - with which the NBHD did not have a problem. The PC voted 3-0 to approve the proposed clinic with the stated conditions.

Conditions:

- 1.) The addition of one ADA parking space to the proposed parking lot. (The original plan met ADA standards, but with our ageing population Phil Chick acting as a citizen requested an additional one.)
- 2.) Submission and approval of a final Landscaping Plan indicating the locations, types, and quantities of plants
- 3.) Submission and approval of color samples for the proposed building materials
- 4.) Submission and approval of a detailed plan of the pedestrian plaza
- 5.) Final approval of a utility plan by Wheeler Public Works and Nehalem Bay Fire and Rescue.