

**CITY OF WEST LINN
PLANNING COMMISSION MINUTES**

Wednesday, August 20, 2008

Draft

Members present: Chair Michael Babbitt, Vice Chair John Kovash and Commissioners Shawn Andreas, Robert Martin and Dean Wood

Staff present: Bryan Brown, Planning Director; Tom Soppe, Associate Planner; and Gordon Howard, Staff Attorney

Members absent: Commissioners Valerie Baker and Ron Whitehead

CALL TO ORDER

Chair Michael Babbitt called the Planning Commission meeting to order at 7:00 p.m.

APPROVAL OF MINUTES

Commissioner Kovash **moved to approve the Minutes of July 2, 2008.** Commissioner Martin **seconded** the motion and it **passed** 5:1.

Commissioner Kovash **moved to approve the Minutes of July 16, 2008.** Commissioner Wood **seconded** the motion and it **passed** 5:1.

PUBLIC COMMENTS (None)

PUBLIC HEARINGS

(Note: Full copies of the staff reports and all related documents for the hearings on the agenda are available for review through the Planning Department.)

MISC-08-10, Temporary Use Permit Carport for TVFR at 1841 8th Avenue

Chair Babbitt opened the public hearing, explained the applicable criteria and procedure, and announced the time limits for testimony. He asked the Commissioners to declare any conflict of interest, bias, or ex parte contact (including site visits). None were declared. When invited by the Chair, no one in the audience challenged the authority of the Planning Commission or the ability of any individual Commissioner to hear the matter.

Tom Soppe, Associate Planner, presented the staff report. (See Planning & Building Department Staff Report dated August 6, 2008). He explained the applicant needed a temporary place to store their water rescue vehicle until their new station (and a new storage building) was constructed. They wanted a temporary permit to put a carport on the back lot of the existing fire station on Willamette Falls Drive until then.

Mark Higley, Tualatin Valley Fire & Rescue, 12400 Tonquin Road, Sherwood, Oregon 97140, represented the applicant. He explained that the applicant intended to use the temporary structure behind the fire station until they were ready to demolish the station. At that time they planned to apply for another temporary permit to relocate the carport to land across the street

until they rebuilt the fire station and a new permanent storage structure. There was no other testimony.

Commissioner Kovash **moved to approve MISC-08-10**. Commissioner Martin **seconded** the motion and it **passed** 5:0.

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ITEMS OF INTEREST FROM STAFF

Mr. Brown pointed out that the City's website had a new look and improved functionality and he anticipated it would continue to improve over the next six to twelve months. He reported that the City had purchased a site on Cedaroak to protect wildlife habitat because they would otherwise have had to approve reasonable development there. When asked, Mr. Brown said he believed if the site had been classified as a Habitat Conservation Area the City would still not have been able to deny an application for reasonable development. He reported the staff was working on the Wildlife Inventory and they were preparing for Planning Commission hearings related to the Sunset Neighborhood Plan; Water Master Plan; and Transportation System Plan. He reported that the Transportation Advisory Board was conducting a transit survey. Mr. Howard reported that the Land Use Board of Appeals was about to issue a decision regarding the Hood Street office building. He said an appeal to LUBA of the City Council's denial of a two-lot minor partition on Kantara Way had been dropped.

ITEMS OF INTEREST FROM THE PLANNING COMMISSION

When Commissioner Martin suggested allowing the public to edit documents on the website, Planning Department staff offered to forward that request to Kirsten Wyatt. Commissioner Kovash asked how the City could "rejuvenate" inactive neighborhood associations. He suggested one way might be to incorporate inactive neighborhood associations into active neighborhood associations. Mr. Brown observed the least active neighborhood associations were typically small ones, and he recalled seeing documents that indicated the City had once considered having seven neighborhood associations, instead eleven. He said the City had received a request from a property owner for a neighborhood association boundary change and the staff might consider whether or not to propose a formal neighborhood association consolidation or boundary changing process.

ADJOURNMENT

There being no other business, Chair Babbitt adjourned the Planning Commission meeting at 7:40 p.m.

APPROVED:

Michael Babbitt, Chair

Date