



PLANNING COMMISSION

Meeting Notes of June 1, 2016

Members present: Michael Babbitt, Jim Farrell, Jesse Knight, Charles Mathews, Joel Metlen, and Gary Walvatne
Members absent: Chris Myers
Staff present: John Boyd, Planning Manager; Megan Thornton, Assistant City Attorney and Darren Wyss, Associate Planner

PREHEARING MEETING

Chair Babbitt called the work session to order in the Rosemont Room at City Hall. Mr. Boyd handed out the latest testimony received. There was discussion of the process for writing a Final Decision and Order. Chair Babbitt asked for clarification of the Measure 56 notice for the public. Ms. Thornton noted that this is the first legislative hearing for the new commissioners and outlined some differences compared to a quasi-judicial hearing.

(00:00:04)

REGULAR MEETING - CALL TO ORDER

Michael Babbitt called meeting to order in the Council Chambers at City Hall.

(00:00:12)

PUBLIC COMMENT RELATED TO LAND USE ITEMS NOT ON THE AGENDA

Alice Richmond spoke.

(00:05:58)

PUBLIC HEARING – MISCELLANEOUS COMMUNITY DEVELOPMENT CODE AMENDMENTS, CDC-16-01

Chair Babbitt explained the Planning Commission's role in the legislative process is to make a recommendation to City Council, who will hold their own public hearing at a later date. He then provided an outline of how the meeting will proceed: after the preliminary legal matters, staff will make a presentation, the commission will have an opportunity to ask questions of staff, followed by public testimony. After the commission has a final chance to ask questions, the hearing will be closed and the commission will discuss the proposal and make a recommendation.

Ms. Thornton provided the preliminary legal matters.

The hearing commenced with a staff presentation by Mr. Boyd. There are four core changes being considered 1) Office Business Center zoning and the use of the first floor, 2) Planned Unit Development requirements, including a new three acre minimum standard, 3) Water Resource Area Protection, referencing the METRO Urban Growth Management Function Plan and considering new exempt uses, and 4) Removing requirements for easements and dedications in Water Resource Areas, Greenways, and tree protection areas. This would also include changes to the CDC definitions.

Ann Miller, Roxanna Khosravi, Doris Clark, Tom Farwell and Myron Wallace spoke.

The Planning Commission moved into deliberations.

Commissioner Jim Farrell **moved** to continue the public hearing to June 15, 2016, leaving the written record open until 5:00 p.m. on June 14, 2016.

Commissioner Gary Walvatne **seconded** the motion.

Ayes: Commissioner Joel Metlen, Commissioner Charles Mathews, Commissioner Jim Farrell, Vice Chair Jesse Knight, Commissioner Gary Walvatne and Chair Michael Babbitt

Nays: None

Abstentions: None

The motion carried 6-0-0

(01:46:54)

WORK SESSION – HWY 43 PLAN, PLN-15-03

Mr. Wyss provided a brief review of the previous meeting with the commission.

Angela Hajihashemi, Amy Hajihashemi, and Jim Mattis spoke.

Mr. Wyss walked the commissioners through the packet of proposed changes and addressed their questions. The commissioners directed staff to move forward with a public hearing.

(02:36:50)

ITEMS OF INTEREST FROM THE PLANNING COMMISSION

None

(02:36:55)

ITEMS OF INTEREST FROM STAFF

None

(02:36:58)

ADJOURNMENT

There being no further business, Chair Babbitt adjourned the meeting.