



PLANNING COMMISSION

Meeting Notes of August 17, 2016

Members present: Michael Babbitt, Jim Farrell, Lamont King, Charles Mathews, Joel Metlen, Chris Myers and Gary Walvatne

Members absent:

Staff present: Darren Wyss, Associate Planner; Peter Spir, Associate Planner; John Boyd, Planning Manager; Khoi Le, Public Improvement Program Manager; and Megan Thornton, Assistant City Attorney

PREHEARING MEETING

Chair Babbitt called the work session to order in the Rosemont Room at City Hall. Newly appointed commissioner, Lamont King, introduced himself.

Mr. Spir updated the commission on changes to the self-storage project related to storm drainage. Process was discussed because of the changes.

Ms. Thornton provided written follow up to commissioner questions regarding the CDC and Comp Plan.

(00:02:50)

REGULAR MEETING - CALL TO ORDER

Chair Babbitt called the meeting to order in the Council Chambers at City Hall. Lamont King was introduced at the newest Planning Commissioner.

Chair Babbitt announced that the agenda order will change for this meeting. Item 5 will be heard first, then Item 4.

(00:03:40)

PUBLIC COMMENT RELATED TO LAND USE ITEMS NOT ON THE AGENDA

Alice Richmond spoke.

(00:07:09)

APPROVAL OF MEETING NOTES: JULY 20, 2016

Commissioner Joel Metlen **moved** to approve the meeting notes of July 20, 2016.

Commissioner Jim Farrell **seconded** the motion.

Ayes: Commissioner Joel Metlen, Commissioner Charles Mathews, Commissioner Jim Farrell, Vice Chair Gary Walvatne, Commissioner Lamont King, Commissioner Chris Myers and Chair Michael Babbitt

Nays: None

Abstentions: None

The motion passed 7-0-0

(00:08:20)

PUBLIC HEARING – FOUR-STORY SELF STORAGE FACILITY AT 2400-2450 WILLAMETTE FALLS DRIVE, CUP-16-01/DR-16-02/VAR-16-02/VAR-16-03/WAP-16-06/WRG-16-02

Chair Babbitt provided an outline of how the meeting will proceed. After the preliminary legal matters, staff will make a presentation, followed by the applicant, then public testimony. There will be time for rebuttal by the applicant and questions by the commission. The applicant will have 20 minutes for their presentation and 10 minutes for rebuttal.

Ms. Thornton provided the preliminary legal matters.

Rather than starting with a staff report, Chair Babbitt brought up the commission's pre-hearing meeting discussion about allowing more time to review the stormwater facility changes and continuing the hearing to the date certain of September 7, 2016.

Lee Leighton, representing the applicant requested to speak. Mr. Leighton explained the changes were in response to the Engineering staff's request to change the stormwater facility from an underground facility to a surface water facility.

Some of the commissioners expressed concern that the public did not have adequate time to review the changes.

Chair Michael Babbitt **moved** to continue the public hearing to September 7, 2016 due to new evidence for CUP-16-01.

Commissioner Charles Mathews **seconded** the motion.

Ayes: Commissioner Joel Metlen, Commissioner Charles Mathews, Commissioner Jim Farrell, Vice Chair Walvatne, Commissioner Lamont King, Commissioner Chris Myers and Chair Michael Babbitt

Nays: None

Abstentions: None

The motion passed 7-0-0

(00:33:46)

PUBLIC HEARING – ZONING MAP AMENDMENT FROM R-10 TO R-7 AT 1943 AND 1983 13TH STREET, ZC-16-01

Chair Babbitt explained the Planning Commission's role in the zone change process is to make a recommendation to City Council. The Planning Commission will not be making the final decision. He then provided an outline of how the meeting will proceed: after the preliminary legal matters, staff will make a presentation, followed by the applicant, then testimony from the audience. There will be time for rebuttal by the applicant and questions by the commission. The applicant will have 20 minutes for their presentation and 10 minutes for rebuttal.

Ms. Thornton provided the preliminary legal matters.

The hearing commenced with a staff presentation by Mr. Wyss.

David Sideras and Terry Moberly presented for the applicant.

Mary Ann Schaeffer and Alice Richmond spoke.

Vice Chair Gary Walvatne **moved** to recommend to City Council the zoning change from R-10 to R-7 for the two properties at 1943 and 1983 13th Street.

Commissioner Lamont King **seconded** the motion.

Ayes: Commissioner Joel Metlen, Commissioner Charles Mathews, Commissioner Jim Farrell, Vice Chair Walvatne, Commissioner Lamont King, Commissioner Chris Myers and Chair Michael Babbitt

Nays: None

Abstentions: None

The motion passed 7-0-0

(01:09:14)

ITEMS OF INTEREST FROM THE PLANNING COMMISSION

Commissioner Farrell brought up the issue of how infrastructure improvements are funded for new developments. He suggested looking into an LID.

Vice Chair Walvatne expressed concern that city code does not allow some application items like a geo-technical report to be used when deciding on a project.

Commissioner Myers questioned what other methods can be used besides an LID because an LID doesn't fit all areas.

Chair Babbitt asked if there could be a work session dealing with process stating there is a disconnect between the city's general policy regarding citizen involvement and what the code says.

(01:16:44)

ITEMS OF INTEREST FROM STAFF

Mr. Boyd will send the commissioners information on Affordable Housing.

(01:18:12)

ADJOURNMENT

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