



## PLANNING COMMISSION

Meeting Notes of December 7, 2016

Members present: Jim Farrell, Lamont King, Charles Mathews, Chris Myers and Gary Walvatne  
Members absent: Michael Babbitt and Joel Metlen  
Staff present: Jennifer Arnold, Associate Planner; John Boyd, Planning Manager; Khoi Le, Public Improvement Program Manager; Megan Thornton, Assistant City Attorney;

### PREHEARING MEETING

Vice Chair Walvatne called the work session to order in the Rosemont Room at City Hall.

Councilor Martin stated that Chair Babbitt has resigned due to work commitments.

Ms. Arnold provided the commissioners three pieces of testimony received since the packet went out.

Mr. Boyd handed out information about the Annual Report to City Council and explained the process.

(00:00:28)

### REGULAR MEETING - CALL TO ORDER

Vice Chair Walvatne called the meeting to order in the Council Chambers at City Hall.

(00:00:40)

### PUBLIC COMMENT RELATED TO LAND USE ITEMS NOT ON THE AGENDA

None

(00:01:21)

### PUBLIC HEARING – NEW TUALATIN VALLEY FIRE & RESCUE STATION #55, CUP-16-02/DR-16-03

Vice Chair Walvatne reminded everyone that this is a quasi-judicial hearing and that the decision must be grounded in the code. If the application meets the code, the commission must approve it. 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 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. Anyone wishing to speak must complete a sign in testimony form and turn it in to staff.

Ms. Thornton provided the preliminary legal matters.

The hearing commenced with a staff report presented by Jennifer Arnold, Associate Planner.

Planning Consultant Frank Angelo presented for the applicant.

Bill Hamilton, Paul Owens and Erin Amos spoke.

Vice Chair Walvatne closed the hearing and the commission entered deliberations.

Commissioner Mathews **moved** to approve CUP-16-02/DR-16-03 with the condition that the roof be consistent with roofs that are required in the adjacent neighborhoods.

Commissioner Farrell **seconded** the motion.

**Ayes: Commissioner Charles Mathews, Commissioner Jim Farrell, Commissioner Lamont King, and Vice Chair Walvatne**

**Nays: Commissioner Chris Myers**

**Abstentions: None**

**The motion passed 4-1-0**

Commissioner Mathews **moved** to approve the conditions of approval as established by the staff be included as part of the approval.

Commissioner Farrell **seconded** the motion.

**Ayes: Commissioner Charles Mathews, Commissioner Jim Farrell, Commissioner Lamont King, Commissioner Chris Myers and Vice Chair Walvatne**

**Nays: None**

**Abstentions: None**

**The motion passed 5-0-0**

(01:31:05)

#### **ANNUAL REPORT TO CITY COUNCIL**

The commission reviewed the activities for the year and past goals. For the coming year, they discussed code revisions, housing choice and affordability, encouraging linkages by promoting para transit opportunities, promoting pedestrian access in all areas, exploring a public use zone, and working with other planning commissions and agencies.

Mr. Boyd encouraged the commissioners to brainstorm their ideas so they could be brought forward to discuss at a later work session.

#### **ITEMS OF INTEREST FROM THE PLANNING COMMISSION**

None

#### **ITEMS OF INTEREST FROM STAFF**

None

(02:35:33)

#### **ADJOURNMENT**

There being no further business, Vice Chair Walvatne adjourned the meeting.