



PLANNING COMMISSION

Meeting Notes of March 22, 2017

Members present: Jim Farrell, Lamont King, Charles Mathews, Joel Metlen, Carrie Pellett, Bill Relyea and Gary Walvatne

Members absent:

Staff present: Peter Spir, Associate Planner; John Boyd, Planning Manager; Erich Lais, Assistant City Engineer; Megan Thornton, Assistant City Attorney; and Tim Ramis, City Attorney

PREHEARING MEETING

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

Mr. Boyd outline the process will be the same, but the scope is different for this hearing. Mr. Ramis responded to a commissioner question about the attorney letter handed out today and why it didn't have to meeting the March 15 deadline.

Councilor Martin stated the Council wants to move forward with code changes regarding stormwater and geotechnical reports.

(00:03:45)

REGULAR MEETING - CALL TO ORDER

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

(00:04:15)

PUBLIC COMMENT RELATED TO LAND USE ITEMS NOT ON THE AGENDA

None

(00:04:50)

PUBLIC HEARING – RECONSIDERATION OF THE CITY COUNCIL AFFIRMATION OF A PLANNING COMMISSION DECISION TO DENY THE CHENE BLANC 34-LOT SUBDIVISION AND WATER RESOURCE AREA PERMIT AT 18000 UPPER MIDHILL DRIVE. THE CITY COUNCIL LIMITED RECONSIDERATION TO THE ISSUE OF “ADEQUATE PUBLIC FACILITIES INCLUDING TRAFFIC IMPACT AND INFLUENCES AND PEDESTRIAN IMPROVEMENTS AND SAFETY” THAT ARE RELATED TO COMMUNITY DEVELOPMENT CODE (CDC) 85.200(A), AP-16-02 (STAFF: PETER SPIR)

Chair Walvatne reminded everyone that this is a quasi-judicial hearing and that the decision must be grounded in the relevant code. If the application meets the code, the commission must approve it. Because this is a reconsideration the issue is limited to CDC 85.200(A), (stated above). 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. 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. The commission may ask questions of staff, the applicant or anyone who testifies.

Mr. Ramis provided the preliminary legal matters.

The hearing commenced with a staff report presented by Peter Spir, Associate Planner.

Attorney Seth King, Planning Consultant Andrew Tull and Traffic Engineer Matt Bell presented for the applicant. The applicant also represented himself.

Jessica Harra, Scarlett Harris, Dorianne Palmer, Robert Stowell, Lorrie Watts, Friedrich Baumann, Chris Harris and Alice Richmond spoke.

Chair Walvatne closed the hearing and the commission entered deliberations.

Vice Chair Charles Mathews **moved** to approve AP-16-02 with an amendment to Condition of Approval #3 “Prior to the issuance of a grading permit for the development site, the applicant shall...” and to add Condition of Approval #11 “Prior to issuance of a grading permit, the applicant shall submit a Construction Management Plan that includes a Traffic Management Plan prohibiting project truck traffic on Upper Midhill Drive between Marylhurst Drive and Arbor Drive for approval by the Public Works Director”.

Commissioner Joel Metlen **seconded** the motion.

Ayes: Commissioner Joel Metlen, Commissioner Carrie Pellett, Vice Chair Charles Mathews and Commissioner Bill Relyea

Nays: Commissioner Jim Farrell, Commissioner Lamont King and Chair Gary Walvatne

Abstentions: None

The motion passed 4-3-0

(03:43:00)

ITEMS OF INTEREST FROM THE PLANNING COMMISSION

None

(03:43:12)

ITEMS OF INTEREST FROM STAFF

Mr. Boyd reminded the commissioners of their joint work session with City Council on April 3, 2017. The commissioners decided their next meeting would be on April 19 since there wasn't an agenda item for April 5.

(03:44:33)

ADJOURNMENT

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