



PLANNING COMMISSION

Meeting Notes of September 20, 2017

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

Members absent:

Staff present: John Boyd, Planning Manager; Megan Thornton, Assistant City Attorney and Dan Olsen, City Attorney

(00:00:19)

WORK SESSION - CALL TO ORDER

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

(00:00:29)

PUBLIC COMMENT RELATED TO LAND USE ITEMS NOT ON THE AGENDA

None

(00:00:49)

WORK SESSION: REINSTATE DENOVO REVIEW APPEAL PROCESS AS AN INTERIM MEASURE, CDC-17-04 (STAFF: JOHN BOYD)

Mr. Boyd provided background information and walked the commissioners through the process for the code change. He went through definitions and terminology since people seem to have different ideas of what DeNovo is. Mr. Boyd listed the benefits and consequences to each appeal process. At this point Council wants to remove the 2014 code changes and return to the prior DeNovo process. However, this is an interim measure, and in the end, Council will be looking at a longer term analysis. Council is also considering a work group that would evaluate the appeal process and make recommendations.

Vice Chair Mathews asked if Ordinance 1663 returned the language to what was exactly in place prior to the 2014 changes. Mr. Olsen noted there were a couple non-substantive differences. Vice Chair Mathews requested a copy of the old ordinance before the public hearing. He also asked if there was any additional financial burden associated with returning to DeNovo.

Commissioner Metlen and Commissioner Farrell questioned the reason for this meeting and discussion when there is clear direction from Council to reinstate DeNovo.

Councilor Martin explained the interim change would allow time for Council and the CCI to look at a more efficient appeal process.

Commissioner Farrell suggested a one-year sunset clause. Councilor Martin felt this would put too much pressure on the CCI members who are already meeting weekly.

Ms. Thornton clarified that with DeNovo, Council can still remand an application back to the Planning Commission.

The Planning Commission public hearing will be held on October 4, 2017.

(01:03:58)

ITEMS OF INTEREST FROM THE PLANNING COMMISSION

Chair Walvatne shared that the CCI had been working on a Willamette area mixed use work group. They have identified the purpose and goals and established stakeholder groups to invite to participate. Commissioner Pellett inquired about the zoning ordinance not applying to

infrastructure. Mr. Boyd explained it falls under major and minor utilities. He will provide information of how that relates to the Cornwall project.

(01:10:02)

ITEMS OF INTEREST FROM STAFF

Councilor Martin suggested the commissioners be provided with the 2009 and 2013 CDC. Mr. Boyd assured the commissioners that those would both be available.

Chair Walvatne asked about past CDC copies being available on the city website. Mr. Boyd noted that staff is in the process of scanning and preparing copies for that purpose.

(01:13:02)

ADJOURNMENT

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