



## PLANNING COMMISSION

Meeting Notes of March 7, 2018

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

(00:02:08)

### WORK SESSION - CALL TO ORDER

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

(00:02:16)

### ELECTION OF OFFICERS

Vice Chair Charles Mathews **moved** to nominate Chair Walvatne to continue as Chair. Commissioner Lamont King **seconded** the nomination. The nomination was approved by acclamation with Chair Walvatne abstaining.

Commissioner Jim Farrell **moved** to nominate Vice Chair Mathews to continue as Vice Chair. Commissioner Lamont King **seconded** the nomination. The nomination was approved by acclamation with Vice Chair Mathews abstaining.

(00:04:41)

### APPROVAL OF MEETING NOTES: JANUARY 17, 2018

Commissioner Bill Relyea **moved** to approve the meeting notes of January 17, 2018, with two minor edits.

Commissioner Carrie Pellett **seconded** the motion.

**Ayes: Commissioner Joel Metlen, Commissioner Carrie Pellett, Commissioner Jim Farrell, Vice Chair Charles Mathews, Commissioner Lamont King, Commissioner Bill Relyea and Chair Gary Walvatne**

**Nays: None**

**Abstentions: None**

**The motion passed 7-0-0**

(00:10:59)

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

None

(00:12:02)

### DISCUSSION: REVIEW TOPICS FOR CITY COUNCIL/PLANNING COMMISSION JOINT WORK SESSION

Mr. Boyd noted there will be other items on the City Council agenda the night of the joint work session, therefore, the time will be limited. He suggested putting together a core list of items for discussion. The list could then be turned over to Council if there isn't time to address all the issues. The discussion began with the attachments to tonight's agenda: the 2017 PC Annual

Report to Council, the 2018 Council Goals and the Planning Docket. The result is a prioritized list of discussion points (attached).

(02:11:10)

**ITEMS OF INTEREST FROM THE PLANNING COMMISSION**

None

(01:51:10)

**ITEMS OF INTEREST FROM STAFF**

Upcoming items for the Planning Commission will be the lot line (gerrymandering) issue, the Parks Master Plan Update and the mixed use working group recommendations. Dates are not set at this time.

(02:11:23)

**ADJOURNMENT**

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

## **Sense of Community**

Misc CDC Changes.....High Priority

- 1) Major Minor Utilities for storm water facilities
  - 2) Street width- standards. Wider streets to allow on street parking
  - 3) Day Care facilities consistent with State Statutes.
  - 4) Identifies community centers clearly
  - 5) Retention of “up to 20 percent of trees” for site development (clarify intent and wording)
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**Adequate Public Facilities.....High priority**

85.200 Approval Criteria

(a) Streets

- 1) Better define public facilities
  - 2) Improve street standards –
    - a) 26 foot street to allow on street parking
    - b) Development that connects to arterials or collector streets should complete
    - c) Traffic Study trigger – standards.
      - i) Enlarge the study area to consider the area impacted by the flow of development traffic.
      - ii) Increase the triggers for the study –
        - (1) not via code but improved administrative policies.
        - (2) Consider required study when new outside network connections are created. Such as arterials or collectors
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## **Land Use and Quality of Life**

Buildable land analysis - Information to support Adequate public facilities

- 1) Consider where remaining development can be
  - 2) Consider constraints and opportunities for differing properties
  - 3) Plan ahead for improvements to allow for those improvements identify in the building lands study.
    - a) Fund for improvements
    - b) Have new tools for prioritizations
  - 4) Consider affordable/needed housing issues
  - 5) Assessment of zoning along the Highway 43 corridor and Willamette Falls
  - 6) Reconsider the 3-acre limit (CDC Chapter 24) for a Planned Unit Development (PUD)
-

**Overlapping regulations.....High priority**

- 1) Willamette Main street
  - 2) Historic District
  - 3) Mixed Use Zone conflict
  - 4) Waterfront Project
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**Public Use Zone**

- 1) Addresses status for parks, schools, government properties
  - 2) Examples could be old police station, waterfront and locks project
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**City Policy issues**

- 1) Street speed zones - Lower speeds generally
  - a) local streets 20 mph
  - b) Collectors 25 mph
  - c) Arterial 35 mph