



PLANNING COMMISSION

Meeting Notes of October 17, 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 and Dan Olsen, City Attorney

Guests: Councilor Bob Martin

PREHEARING MEETING

Chair Walvatne called the work session to order in the Rosemont Room at City Hall. Vice Chair Mathews revisited the issue of street width in new developments. He believes with future developments that street width needs to be addressed and signage added before occupancy. Chair Walvatne noted that Public Works and TVF&R are not communicating which leads to problems when applications come before the PC. Mr. Boyd clarified that TVF&R *recommends* street width, but it is city code that the PC must follow.

(00:00:10)

REGULAR MEETING - CALL TO ORDER

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

(00:00:23)

PUBLIC COMMENT RELATED TO LAND USE ITEMS NOT ON THE AGENDA

None.

(00:00:55)

PUBLIC HEARING: 4-LOT SUBDIVISION AT 19310 SUNCREST DRIVE, SUB-18-02 (STAFF: JENNIFER ARNOLD/JOHN BOYD)

Chair Walvatne opened the public hearing. He explained this is a quasi-judicial decision and unlike in legislative hearings, where personal opinion may come into play, quasi-judicial rulings must be grounded in the relevant code, and if the application meets the code, the Commission must approve it.

Chair Walvatne then outlined the procedure for the hearing. After the preliminary legal matters, staff will make a presentation, followed by the applicant, then any citizens who wish to address the issue will be given the opportunity. Finally there will be time for rebuttal by the applicant. The applicant will have 20 minutes initially, plus ten minutes for rebuttal. Any members of the audience that wish to speak must complete a "Sign In/Testimony Form" and turn it into staff in order to testify. Commission members may ask questions of the applicant, staff, or anyone else who testifies.

Mr. Olsen provided the preliminary legal matters.

The hearing commenced with a staff report presented by John Boyd, Planning Manager for Jennifer Arnold, Associate Planner.

Heather Austin and Steve Faust of 3J Consulting presented for the applicant.

Concerns raised by the Planning Commissioners included street width, no parking signage, the curb cut on lot 3, block length, lot sizes, tree protection, undergrounding utilities and stormwater.

Denise Bergstrom testified to request undergrounding of utilities if possible and expressed concern about on-street parking.

Ed Brockman spoke in support of the project, above ground utilities and on-street parking on Ridgebrook Drive.

Chair Walvatne closed the hearing and the commission entered deliberations. The Commissioners discussed adding two new Conditions of Approval: 1.) Required Signs: Prior to Certificate of Occupancy on any of the newly created lots, "No Parking" signs consistent the TVFR Memorandum dated July 18, 2018, and city Public Works Standards, shall be erected on one side of Ridgebrook Drive adjacent to this development, and 2.) Revised Site Plan. The applicant shall submit a revised Tentative Plan (Sheet C200 and Sheet C210) to show that curb cut for Lot 3 meets the required standards. (See Staff Finding 3, 13, 15) or obtains approval for a variance from that standard.

Vice Chair Charles Mathews **moved** to approve the application with three existing Conditions of Approval and including the addition of two new Conditions of Approval.

Commissioner Lamont King **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

(01:36:40)

ITEMS OF INTEREST FROM THE PLANNING COMMISSION

Commissioner Metlen believes until changes are made to the code and/or Transportation System Plan regarding street width and on-street parking, future projects are going to face similar issues as the one tonight. Although the outcome was a good one, that may not always be the case. Chair Walvatne noted a discussion with Councilor Martin about drafting a letter to Council. Vice Chair Mathews suggested applicants be made aware of TVF&R's recommendations. Mr. Boyd believes the TVF&R letter is a form letter that applies to all of their jurisdictions. It does not necessarily meet the West Linn CDC, which is what must be followed. Mr. Boyd will follow up with TVF&R. Commissioner Relyea requested that the PC draft a letter to City Council or staff addressing the code changes previously discussed regarding major and minor utilities.

Commissioner King suggested that roads should be built to a width that allows parking on one side of the road. Buyers in new developments will have that expectation. It will also allow for fire/life safety. Mr. Boyd recommended adding this to the letter to Council. The letter will be available at the next meeting for commissioners to sign.

Chair Walvatne shared from the previous CCI meeting the updated Tips for Providing Effective Testimony at Land Use Hearings brochure, and that adding Citizen Vision Goals to the

Comprehensive Plan is moving forward to Council. If Council moves it forward, it will come before the Planning Commission for a recommendation.

(01:52:02)

ITEMS OF INTEREST FROM STAFF

There will be a hearing on November 7th and because City Hall is closed, the November 21st meeting is cancelled.

(01:52:22)

ADJOURNMENT

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