



PLANNING COMMISSION

Meeting Notes of February 6, 2019

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

Members absent:

Staff present: John Boyd, Planning Manager; Darren Wyss, Associate Planner and Tim Ramis, City Attorney

Guests: Beth Cantrell and Kevin Brady

PREHEARING MEETING

Chair Walvatne called the work session to order in the Rosemont Room at City Hall. Mr. Boyd confirmed a meeting date for a joint work session with Council, and noted a new PC member has not yet been appointed. Mr. Wyss handed out two memos for the upcoming hearing. Commissioner Pellett would like to amend the code to address "First Floor". Mr. Boyd explained the appeal of the interpretation is not complete and then there is still a process to move forward.

(00:00:38)

REGULAR MEETING - CALL TO ORDER

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

(00:00:51)

APPROVAL OF MEETING NOTES: DECEMBER 5, 2018

Vice Chair Mathews objected to the exhibits attached to the meeting notes.

Vice Chair Charles Mathews **moved** to approve the meeting notes subject to the exclusion of the attached exhibits.

Commissioner Carrie Pellett **seconded** the motion.

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

Nays: None

Abstentions: None

The motion passed 6-0-0

(00:06:16)

PUBLIC COMMENT RELATED TO LAND USE ITEMS NOT ON THE AGENDA

None

(00:7:18)

PUBLIC HEARING: CONDITIONAL USE PERMIT TO REDEVELOP AN EXISTING CHURCH INTO A PRIVATE SCHOOL AT 19915 OLD RIVER DRIVE, CUP-18-01 (STAFF: DARREN WYSS)

Chair Walvatne 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.

Chair Walvatne opened the public hearing.

Mr. Ramis provided the preliminary legal matters.

The hearing then continued with a staff report presented by Darren Wyss, Associate Planner.

Sheila Walker, Beth Cantrell (DECA Architecture), Mark Wharry (KPFF Engineering), Debra Pearson (OTAK Consulting), and Todd Mobley (Lancaster Engineering) presented on behalf of the applicant.

Jasmine Fullman and Susan Zettergren testified in support of the application. Stan Christiansen lives down the street and testified he has no concerns with the issues raised and supports the application. Elizabeth Hayes lives adjacent to the subject property and testified she has no concerns, appreciated the willingness of the applicants to work with the neighborhood on the design, and supports the application. Eleanora Larson provided written testimony in support of the application.

Chair Walvatne closed the hearing and the commission entered deliberations.

Vice Chair Charles Mathews **moved** to approve the application with ten existing conditions of approval set forth by the Planning Department of West Linn in the 2/6/2019 Staff Report with the additional condition that within two years of the date of approval, the applicant will report their progress on the implementation of Phase II.

Commissioner Jim Farrell **seconded** the motion.

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

Nays: None

Abstentions: None

The motion passed 6-0-0

(01:27:48)

ITEMS OF INTEREST FROM THE PLANNING COMMISSION

As discussed in the pre-meeting, Commissioner Pellett asked for the framework to go forward with a hearing on code revisions. Mr. Boyd stated that City Council will hear the code interpretation appeal on February 11. At that time, the outcome will be known. There is a joint work session scheduled between City Council and the Planning Commission on February 19 which would provide an opportunity to ask questions on the process and make known that the PC plans to submit "maintenance changes". Once City Council approves moving forward, a notice and scope of changes can be prepared and submitted to DLCD (35 days prior to a hearing). In the interim, the Planning Commission can discuss a list of other maintenance items. The tentative plan is to have a work session on February 20 if staff is available.

(01:45:15)

ITEMS OF INTEREST FROM STAFF

None

(01:45:25)

ADJOURNMENT

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