



## PLANNING COMMISSION

Meeting Notes of March 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; Jennifer Arnold, Associate Planner and Dan Olsen, City Attorney

Guests:

### PREHEARING MEETING

Chair Walvatne called the work session to order in the Rosemont Room at City Hall. Mr. Boyd shared that during community comments there will be a member of the Utility Advisory Board inviting the PC to their next meeting. Ms. Arnold provided a brief overview of the two hearings and handed out a staff memo with recently received testimony for the first hearing. Architectural design was discussed. State statute does not allow for architectural review criteria that are not clear and objective.

(00:04:11)

### REGULAR MEETING - CALL TO ORDER

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

(00:04:55)

### APPROVAL OF MEETING NOTES: DECEMBER 12, 2018

Commissioner Carrie Pellett **moved** to strike "indoor recreation facility" from page 2 and approve the meeting notes.

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**

(00:08:47)

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

Bill Frazier, Chair of the Utility Advisory Board, invited the commissioners to the Utility Advisory Board meeting on the following Tuesday to hear about the Sanitary Sewer Master Plan Update. Mr. Frazier gave a brief summary of the proposal. The Surface Water Master Plan Update will follow in a few months.

(00:15:35)

**PUBLIC HEARING: SITE DESIGN REVIEW TO CONSTRUCT 5-RESIDENTIAL UNITS IN TWO BUILDINGS AND CLASS I VARIANCE TO LOT DIMENSIONS AT 0 NOBLE LANE, DR-18-03 (STAFF: JENNIFER ARNOLD)**

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. Olsen provided the preliminary legal matters.

The hearing commenced with a staff report presented by Jennifer Arnold, Associate Planner.

Owners Ali and Nina Ladha introduced their consultant, Robert Price who presented for the applicant.

Rita Crawford testified expressing concern over on-street parking but was neither for nor against the application. Susan Laszlo testified in opposition to the application due to the architectural style chosen by the applicant. The Commission received written testimony from Tim Young who is also opposed to the application due to the architectural style chosen by the applicant.

Chair Walvatne closed the hearing and the commission entered deliberations.

Vice Chair Charles Mathews **moved** to approve DR-18-03/VAR-18-01 with the Conditions of Approval as set forth in the Staff Report, modifying condition #4 to state: Driveway curb cuts onto Noble Lane shall ~~be consolidated to~~ meet spacing requirements."

Commissioner Lamont King **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**

(02:10:34)

**PUBLIC HEARING: SITE DESIGN REVIEW TO CONSTRUCT A NEW COMMERCIAL BUILDING AT 2180 8<sup>TH</sup> COURT, DR-18-08 (STAFF: JENNIFER ARNOLD)**

Chair Walvatne provided the same outline for this hearing as the previous hearing.

Chair Walvatne opened the public hearing.

Mr. Olsen provided the preliminary legal matters.

The hearing commenced with a staff report presented by Jennifer Arnold, Associate Planner.

Jessica Icelin and Chris Deslauriers on behalf of the owners Willamette Capital Investments presented as the applicant.

Kathy Halicki testified on behalf of the Willamette Neighborhood Association, neither in support of or opposed to the application, on concerns raised at the neighborhood association meeting where the applicant presented their application.

Chair Walvatne closed the hearing and the commission entered deliberations.

Commissioner Carrie Pellett **moved** to approve DR-18-08 with four Conditions of Approval as set forth in the Staff Report.

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**

(02:53:52)

#### **ITEMS OF INTEREST FROM THE PLANNING COMMISSION**

a) Parks Master Plan Update-

Vice Chair Mathews provided a synopsis of the commission's involvement with the update. He detailed each step the commissioners took to move the plan forward. Vice Chair Mathews expressed concern over how this has been handled. Chair Walvatne believes there is a need to provide notice and hold a new hearing. The commissioners agree that a full redline version needs to be provided to the PC so they can make a recommendation to Council.

Chair Walvatne and Vice Chair Mathews noted they will try to attend the Utility Advisory Board Meeting.

(03:32:15)

#### **ITEMS OF INTEREST FROM STAFF**

Mr. Boyd shared the commissioners had received written correspondence from The Marylhurst School. Out of an abundance of caution, the letters won't be distributed until after the City Council call-up is final.

Mr. Boyd noted the next meeting will be a public hearing on a subdivision.

(03:33:53)

#### **ADJOURNMENT**

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