CITY OF NORTH PLAINS PLANNING COMMISSION
REGULAR SESSION MINUTES
September 10, 2014, 7:00 P.M.
North Plains Senior Center
31450 NW Commercial St

1. Chairperson King called the meeting to order at 7:00 p.m.

2. The pledge of allegiance was led by Chairperson King.

3. **ROLL CALL**
Chair Stewart King, Vice Chair Heather LaBonte, Doug Nunnenkamp, Garth Eimers, Daryl Olson and Jeff Low

Excused Absence: Larry Gonzales

Ex-Officio: City Councilor Charlynn Newton.
Staff Present: City Manager Martha DeBry and City Recorder Margaret Reh

Audience: Teri Lenahan

4. **PUBLIC COMMENTS**
None were forthcoming.

5. **CONSENT AGENDA**
   A. Approval of the Regular Session Agenda.
   B. Approval of August 13, 2014 Regular Session Minutes.

Motion by Eimers. Second by LaBonte to approve the consent agenda. Motion approved unanimously.

6. **PUBLIC HEARING**.

A. Approval of a final plat for McKay Fields located on West Union Road
The reading of the order of business for the quasi-judicial public hearing was requested to be waived as the only person in the audience was a City Councilor. Chairperson King opened public hearing at 7:03 p.m. for the final subdivision plat approval of the McKay Fields development.

DeBry presented the staff report including the history of the various developers and builders who have had an interest in the property over the years. Discussion ensued.

Clarification was made as to the tax lot numbers of the property being discussed. The two lots owned by JT Roth are lots number 1202 and 2001; West Union, LLC owns tax lot 2000.

The Commission questioned why the applicant was not in attendance at this meeting.

The consensus of the Planning Commission was that three items of concern need to be addressed before the final plat of the McKay Fields subdivision will be approved:

1. The Committee believes the easement on Tract B for the walking trail should be contiguous to the vehicular easement on Tract C;

2. Hunter Street, which is a north/south street, must be changed to a numbered street per the North Plains street naming policy;

3. The correction must be made in the declaration statement of the plat map from "TRACTS "A" AND "B" ARE HEREBY CONVEYED TO THE MCKAY FIELDS HOMEOWNERS ASSOCIATION" should now read "TRACTS "A" AND "C" ARE HEREBY CONVEYED TO THE MCKAY FIELDS HOMEOWNERS ASSOCIATION". The notes section of the plat map had this correctly stated. It wasn't carried over correctly to the Declaration section.

Chair King continued the public hearing on the approval of final subdivision plat of McKay Fields until the next Planning Commission meeting scheduled for October 8, 2014.

B. Comprehensive Plan Update

There will be a joint work session on Monday 7:00 p.m. on September 22 at Jessie Mays Community Hall with the City Council and the Planning Commission. Since the public hearing remains open any input from citizens with any comments will still be taken.

Commissioner Eimers stated when he read Chapter 1 regarding Vision, he could not find a vision. He inquired regarding the process to achieve the vision for the community. He would like to address pedestrian access and bicycle trails. He also felt the citizen input is rather passive at this time. He stated staff is notifying the public regarding opportunities for input to the Comprehensive Plan which complies with requirements, but Eimers would like to see a more proactive approach to community input. Discussion ensued. He stated that the city needs citizen input—it is good for the city. The demographics of the community continually changes causing the citizen involvement process to be dynamic. Eimers volunteered to put together some ideas for the Joint Work Session on the 22nd.

The Commission would like to see some of the information that has been tabulated from past surveys and input from the citizens.

King stated that any corrections should be sent to staff to get everything ready for the meeting on the 22nd.

It was suggested that the Commissioners bring questions to the Council at the Work Session. This is still the beginning of the process for the Comprehensive Plan revisions.

Public hearing on Comprehensive Plan update will be continued to the next Planning Commission meeting on October 8, 2014. The continued public hearing remains open.

7. CITY MANAGER REPORT.

There was no additional information to deliver to the Planning Commission at this time.

8. ADDITIONAL BUSINESS

Commissioner Nunnenkamp commented that the frontage of the North View Estates was in rough condition, and not great for children walking to and from the North Plains Elementary School.

The question was raised if anything can be done to lower the speed along West Union during the construction of the two subdivision. West Union is under the jurisdiction of Washington County.

9. ADJOURNMENT. Chairperson King adjourned the meeting at 7:54 pm. The next meeting will be a joint Work Study session with the Planning Commission and the City Council on Monday, September 22, 2014 at Jessie Mays Community Hall at 7:00 p.m. The next scheduled regular session of the Planning Commission is October 8 which will be held at the North Plains Senior Center.

Stewart King, Chairperson

Margaret L. Reh, City Recorder

Date approved 11/12/2014