



MINUTES

PLANNING COMMISSION - REGULAR Session Meeting

Wednesday, February 10, 2016 North Plains Senior Center 7:00 PM

COMMISSIONERS
PRESENT:

Chairperson Stewart King; Vice Chairperson Heather LaBonte
Planning Commissioners: Garth Eimers, James Fage, Larry Gonzales,
Lonnie Knodel, Doug Nunnenkamp

STAFF PRESENT:

Director of Public Works/City Manager Blake Boyles, City Recorder
Margaret Reh

OTHERS:

Heather Austin, City Planner-3J Consulting

1 CALL TO ORDER

Chair Stewart King called the meeting to order at 7:00 p.m.

2 PLEDGE OF ALLEGIANCE

Chair King led the Planning Commission in the flag salute.

3 APPROVAL OF MINUTES:

a) Review and approval of January 13, 2016, Regular Session Minutes

Motion to approve the January 13, 2016 Regular Session Planning Commission Minutes. Moved by Planning Commissioner Eimers. Second by Planning Commissioner Nunnenkamp. Motion was approved unanimously.

4 PUBLIC COMMENT: None were forthcoming

5 PUBLIC HEARING:

a) File No: 15-031: Continued Review of Municipal Code 16-Zoning and Development Revisions for Comprehensive Plan process and Recommendation to City Council.

This public hearing was continued from the December 9, 2015 Planning Commission meeting and the January 13, 2016 Planning Commission meeting. During this public hearing process a sub-committee had been appointed by the Planning Commission, to review the various sections of Chapter 16 and report back to the Commission. Discussion ensued regarding details of Registered Facilities; Residential Facilities, and Certified Family Day Care uses. Planning Consultant Heather Austin will document the suggested revisions and forward them to the sub-committee for another review of the documents.

The consensus of the Commission was to have the sub-committee go over the language. A packet will be forwarded to the Planning Commission prior to the group meeting again.

The public hearing remains open to a date certain of Wednesday, March 9, 2016.

6 NEW BUSINESS:

a) Review of File No.SD-06-0009 Sunset Terrace Subdivision Final Plat

Heather Austin, City Planner, 3J Consulting, presented the staff report. Austin stated the street naming item would need to be discussed by the Commission prior to making their decision. Austin was recommending approval of the final plat.

This application was first approved in 2006. Proper applications for extensions were submitted and granted. The current extension expires in December 2016. Discussion ensued regarding the code requirements that were in place in 2006 vs. how the code reads today. If there was a discrepancy some of the items could be grandfathered in. Also as the extensions were granted any concerns would have been brought up prior to an extension being approved. There have not been any substantial changes to code that would prevent this final plat from being approved.

Jesse Nemecek, developer with J.T. Smith, 5285 Meadows Road, Suite 171 Lake Oswego, Oregon 97035, was invited to approach the Commission. Discussion ensued regarding the width of the access strips to the flag lots. Nemecek stated this easement would be addressed in the CC&R's for the property with the shared driveways.

Motion for approval of final plat with the revision to change the portion of the street that was named Sunset Way to Wascoe Street and to include a public pedestrian access easement over Tract B to connect to the elementary school. Moved by Commissioner Eimers. Second by Commissioner Knodel. Motion was approved unanimously.

7 UNFINISHED BUSINESS:

A Planning Commission workshop to discuss the Comprehensive Plan Vision Implementation strategy is scheduled for Wednesday, February 17, 2016 at 7:00 p.m. at the North Plains Senior Center.

8 PLANNING COMMISSION COMMENTS

- a) Ex Officio Lenahan raised the issue regarding information she received at a PGE neighborhood meeting. PGE has a pre-application in with the County to construct a 100 foot pole plus antennae in their island of property located at the northeast corner of the city. This property is outside the city limits of North Plains but within the North Plains' UGB. This pole would be used to remotely collect data from the PGE uses. Lenahan has talked with the City of Hillsboro and Washington County regarding this issue. Discussion ensued. Lenahan handed this information off to Austin who will discuss it with legal. Austin will also follow-up with the County to see where they are in the process. If it is still in the works with the County, this may come back as an agenda item in March.
- b) Nunnenkamp raised the issue of the A-frame signs that are located on the corner of

Commercial and Glencoe. These signs are in violation of our code and the signs are getting out of control. A brief discussion ensued.

9 STAFF COMMENTS

Boyles did not have any additional comments.

10 ADJOURNMENT:

The next Regular Session of the Planning Commission is scheduled for Wednesday, March 9, 2016. It is currently scheduled to be held at the North Plains Senior Center. Chair King adjourned the meeting at 8:24 p.m.

Submitted by:



Margaret L. Reh, City Recorder

Date Minutes Approved 03/09/2016