



## MINUTES

### PLANNING COMMISSION - REGULAR Session Meeting

Wednesday, February 8, 2017 North Plains Senior Center 7:00 PM

**COMMISSIONERS  
PRESENT:**

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

**COMMISSIONERS  
ABSENT:**

N/A

**STAFF PRESENT:**

City Manager Blake Boyles, City Recorder Lori Lesmeister

**OTHER:**

City Planner Heather Austin;

**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 ROLL CALL**

**4 APPROVAL OF MINUTES:**

- a) Review and approval of December 14, 2016, Regular Session Minutes  
January 11, 2017 meeting was cancelled due to weather.

*Motion to approve the December 14, 2016 Regular Session Planning Commission  
Minutes. Moved by Commissioner Eimers. Second by Commissioner LaBonte.  
Motion was approved unanimously.*

**5 PUBLIC COMMENT:**

*(Persons wishing to speak on matters not on the agenda may be recognized at this time.  
Speakers must complete a "Public Comment Registration form" on the information table  
and return it to the City Recorder. You are not required to give your address when  
speaking to the Planning Commission, only your name. Presentations may be limited to  
five minutes.)*

- a) Polygon - to present concepts and update on feedback they received from the  
Neighborhood Meeting that they held on January 6, 2017

\*\*\*This was moved to the Work Session after the adjournment of the regular meeting

**6 PUBLIC HEARING:**

- a) Kemmer Meadows Floodplain Development Permit

Quasai Judicial Notice Read. Public Hearing opened at 7:06 p.m.

Heather Austin read the Staff Report. The City accepts many of the Applicant's findings. Areas where information was missing from the Applicant's submittal or inconsistent with code criteria have been addressed with a recommended condition of approval of the design review application. Applicant Kurt Dalbey answered questions from Commissioners regarding the need for a retaining wall or the need to re-compute the slopes and the cut and fill to the area and agreed with Commissioner concerns. Questions were answered satisfactorily.

Conditions are accepted by all Commissioners: No proponents, no opponents, no neutral, no further discussion.

Public Hearing Closed at 7:17 p.m.

*Move to accept application with conditions noted in Staff Report and additional condition of adequate retaining wall with regards to the excavation cut and fill of the proposal. Moved by Councilor Eimers. Second by Councilor Nunnencamp. Motion was approved unanimously.*

- b) Land use application for Mini Storage design review and 2 parcel minor land partition

Public Hearing opened at 7:19 p.m.

Heather Austin read the Staff report. Applicants confirmed they have review the conditions of approval in the Staff Report. They have no concerns about the conditions. The property owner will negotiate on the easement to meet the Fire Department conditions. Regarding the frontage improvements, Washington County is not asking for half street improvements. They are asking for a ditch and a sidewalk and they are requiring that the access be a shared commercial driveway. Conditions will also require that the relocate a fire hydrant that is on the property already. They have made adjustments to the parking area, adding an ADA parking spot and allowing for a landscape buffer. There were questions from the Commissioners and discussion ensued. After discussion, Austin suggested revising the finding for 16.055.015B because the property abuts up to a residential zone, therefore a dense Evergreen landscape buffer at least 7' tall will be provided and maintained.

Questions were answered satisfactorily.

Conditions are accepted by all Commissioners. No proponents, no opponents, no neutral, no further discussion.

Public Hearing Closed at 7:46 p.m.

*move to accept proposal with Staff recommendations and revisions and modifications to 16.122 and 16.122A Moved by Councilor Vater. Second by Councilor Fage. Motion was approved unanimously.*

## **7 NEW BUSINESS:**

## **8 UNFINISHED BUSINESS:**

- a) Vision Implementation Work Group will present at the March 8, 2017 Planning Commission meeting
- b)

The Land Use Study has been submitted to Beth Goodman and also to Portland State University so that they can do the population study. The Vision Implementation meeting is February 23, 2017 at the North Plains Senior Center.

**9 PLANNING COMMISSION COMMENTS**

- b) Update Commission members information - see Handout at meeting
- a) Commissioner Vater will be out of town so will not attend the March 8, 2017 Planning meeting.
- c) 2017 Meeting Calendar

**10 STAFF COMMENTS**

- a) PGE will be in the Sunset Ridge subdivision the week of Feb. 13-17 switching out the street lights
- b) Question from Commissioner Nunnencamp asking if the zoning districts goes to the center of the road or to the property boundary. There was agreement that it goes to the center of the road. Austin will look into changing the Code to reflect this definition.

**11 ADJOURNMENT to Work Session at 7:55 p.m.**

(see Work Session Agenda)

The next Regular Session of the Planning Commission is scheduled for Wednesday, March 8, 2017. It is currently scheduled to be held at the North Plains Senior Center.

Submitted by:

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Lori Lesmeister, City Recorder

Date Minutes Approved \_\_\_\_\_