

**CITY OF NORTH PLAINS PLANNING COMMISSION  
REGULAR SESSION MINUTES  
JANUARY 15, 2014, 6:30 P.M.  
NORTH PLAINS SENIOR CENTER  
31450 NW COMMERCIAL STREET**

1. Chairman King called the meeting to order at 7:01 pm.
2. The pledge of allegiance was led by Chairman King.
3. **ROLL CALL**  
**Commission:** Stewart King, Heather LaBonte, Doug Nunnenkamp, Jeff Low and Daryl Olson present. Commissioner Aeron Braukman unexcused absence.  
**Staff:** City Manager Martha DeBry and Account Clerk II Pam Smith present.
4. **PUBLIC COMMENTS**  
None.
5. **NEW BUSINESS**
  - A. Larry Gonzales Interview. King reminded those present that the Planning Commission would interview the applicants and make a recommendations to City Council for appointments. Larry Gonzales, 30880 NW Brooking Court, North Plains, OR 97133 came forward to be interviewed. He let The Commissioners know that his interest in land use began in college. Coming recently from Eagle Point where he served on the Planning Commission he felt he could be an asset to North Plains Planning Commission. Eagle Point is an agricultural community of 5000 very similar to our community, mainly agricultural with a premier golf course. He felt urban growth would be a challenge and thought providing growth and protecting agricultural land were important.  
  
Olson asked Mr. Gonzales what attracted him to North Plains. Mr. Gonzales said he and his wife were looking for something along Highway 26 with a rural flavor, a small town. Neither Nunnenkamp nor Low had any questions. LaBonte asked whether his schedule would allow for regular meetings. Mr. Gonzales noted that would not be a problem. King asked about residency. Mr. Gonzales said they would be moving into their house January 22, 2014. King asked if Mr. Gonzales had any questions for the Commission. His only question was how hard it would be to keep to the City's plan with pressure from Intel. LaBonte noted voter annexation is hard.  
  
King entertained a motion to recommend Mr. Gonzales to City Council for approval. Nunnenkamp moved to recommend Larry Gonzales to City Council for approval to serve on the Planning Commission. LaBonte seconded the motion and it was approved unanimously.
  - B. Ethan Hagar Interview. Mr. Hagar was not present to be interviewed. LaBonte said she would like to interview him in regards to his attendance. Low noted Mr. Hagar could not always make meetings because of his job and did not always know ahead of time what his schedule would be. Low works for the same company but in a different area. He

didn't know if the attendance situation would improve or not but noted Mr. Hagar is at every meeting unless he is out of town for business. LaBonte said sometimes having a quorum is a problem. Low said Mr. Hagar enjoys his position on the Commission and his attendance was not a personal problem but work related. King asked if the Commission wanted to postpone the decision or whether the commission would like to make a decision tonight. Nunnenkamp said he was okay with making the decision tonight.

King entertained a motion to recommend Mr. Hagar to City Council for approval. Nunnenkamp moved to recommend Ethan Hagar to City Council for approval to serve on the Planning Commission. Olson seconded the motion and it was approved unanimously.

6. **STAFF REPORT**

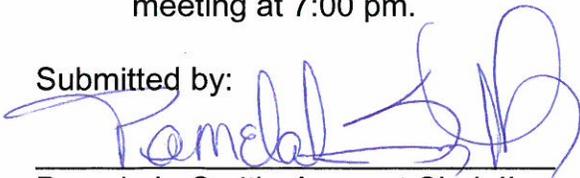
DeBry noted the east development was on track and the Sunset Terrace engineering plans were in the office. She also let the Planning Commission know that Vince Biggi would be appealing the denial from the last Planning Commission meeting for the subdivision variances on North Avenue and would be taking that to City Council. Low wondered what the appeal was about since he had not been at the last meeting. Nunnenkamp and Olson related the denial was based on the lots being substandard, with the lots being too small except one that was oversized. Olson asked if City Council could overturn a Planning Commission decision. King noted they could but generally backed Planning Commission decisions. Nunnenkamp recalled only one time since he had been on the commission that City Council overturned a decision.

Low inquired what was happening with the overpass. DeBry said asphalt was being laid in April. Nunnenkamp asked about the sign code in reference to abandoned signs, in particular the Martin Sheet Metal sign located at the entrance to the city off highway 26. DeBry noted nuisances were addressed on a complaint basis and that Smith would now look into that. DeBry let the Commission know that a judgment had been received on the Speight property this week and the abatement process could now move forward. King thought the Commission should reconsider the flag lot setbacks at some time. LaBonte noted to Smith that the rooster nuisance had not yet been taken care of. Smith agreed to contact the owner again.

7. **ADJOURNMENT**

King noted the next scheduled meeting to be February 12, 2014, and adjourned the meeting at 7:00 pm.

Submitted by:



Pamela L. Smith, Account Clerk II

Minutes Approved:

2/12/14