



MINUTES

PLANNING COMMISSION - REGULAR Session Meeting

Wednesday, April 12, 2017 North Plains Senior Center 7:00 PM

COMMISSIONERS PRESENT:

Chairperson Stewart King; Vice Chairperson Heather LaBonte
Planning Commissioners: James Fage, Doug Nunnenkamp, John Vater, Vacancy

COMMISSIONERS ABSENT:

Lonnie Knodel excused

STAFF PRESENT:

City Manager Blake Boyles, City Recorder Lori Lesmeister

OTHER:

City Planner Heather Austin; City Attorney Spencer Parsons; Ex Officio Robert Kindel

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

a) Lonnie Knodel excused

4 PUBLIC COMMENT:

None

5 APPROVAL OF MINUTES:

a) Review and approval of April 12, 2017, Regular Session Minutes

Motion to approve the March 8, 2017 Regular Session Planning Commission Minutes.

Moved by Commissioner LaBonte. Second by Commissioner Nunnenkamp.

Motion was approved unanimously.

6 PUBLIC HEARING:

a) **Sunset Ridge No. 2 Zone Map Amendment #17-009** - Opened Public Hearing at 7:05 p.m.

Fred Gast - Applicant, Polygon 109 E. 13th Street, Vancouver, WA 98660 gave a brief statement on behalf of Polygon.

No proponents

No opponents

Public Hearing closed at 7:10 p.m.

Move to recommend approval of the Zone Map Amendment File No. 17-009 to the NC Zone and to send it to the City Council on May 1, 2017 for approval. Moved by Commissioner LaBonte. Second by Commissioner Vater. Motion was approved unanimously.

b) **Sunset Ridge No. 2 Subdivision and Master Plan Refinement File No. 17-006 -**
Opened Public Hearing at 7:15 p.m.

After reading of the Staff Report questions and discussion ensued.

Fred Gast - Polygon, Thanked Staff for their work on the project.

Jim Lang and Gast presented boards showing the plans and the changes that they have made since the beginning.

No Proponents

No Opponents

Public Hearing closed at 8:07 p.m.

Deliberation among Commissioners ensued.

Reopened Public Hearing at 8:12 p.m.

Statement from Gast. Discussion regarding Parks & Green Space ensued, specifically the area East of the proposed school, as well as the circular park towards the center of the subdivision.

Closed Public Hearing at 8:13 p.m.

Commissioner LaBonte moves to approve Sunset Ridge No. 2 Subdivision and Master Plan Refinement File No. 17-006 with the conditions as amended this evening, including the condition of a minimum of at least 25 single level homes as well as removal of four small lots directly adjacent to the proposed future mixed use site; identified as lots 161, 162, 163, and 164, including the adjacent alley with those being converted to mixed use.

Second by Commissioner Fage.

Discussion requested. Requires the motion to be withdrawn.

Consensus to withdraw the motion for more deliberation.

Discussion ensued regarding specifically Parks and Green Space, as well as parking in those areas.

Consensus to reopen Public Hearing at 8:36 p.m.

Statement from Gast regarding the process of designing the park plan for the subdivision from the beginning.

Closed Public Hearing at 8:45 p.m.

Motion to approve Sunset Ridge No. 2 Subdivision and Master Plan Refinement File No. 17-006 with the conditions in the staff report as amended this evening, including the condition of a minimum of at least 25 single level homes, as well as removal of four small lots directly adjacent to the proposed future mixed use site; identified as lots 161, 162, 163, and 164, including the adjacent alley with those being converted from residential to mixed use.

Moved by Commissioner LaBonte. Second by Commissioner Fage

Motion was approved 4 to 1

Aye votes: Commissioners LaBonte, Fage, Vater, Chair King
Nay votes: Commissioner Nunnencamp

c) **Code Language Update File No. 17-032**

Opened Public Hearing at 8:53 p.m.
Closed Public Hearing at 8:56 p.m.

Motion to recommend approval of Zoning Code Changes - Floodplain Overlay Zone and Sign Code File No. 17-032 and send it to Council on May 1, 2017 for approval.
Moved by Commissioner Vater. Second by Commissioner Fage.
Motion was approved unanimously.

7 NEW BUSINESS:

a) Tom Hauth Application for Planning Commission seat

Motion to make a recommendation to City Council that Tom Hauth be approved as new Planning Commission member.

Moved by Member Fage. Second by Member Nunnencamp.
Motion was approved unanimously.

8 UNFINISHED BUSINESS:

9 PLANNING COMMISSION COMMENTS

a) LaBonte asked Staff if now that CP08 is active again, do they receive notices from the City for planning purposes? Austin requested email information from LaBonte and Austin will provide the information to City Recorder to be added to city notification list.

b) Councilor Kindel gave an update on the Wayfinding Sign Project, the Mural Enhancement Project, the Wall Project at the corner of Glencoe and Commercial, and the purchase of the property at the NW corner of Glencoe and Commercial. Question about Deadhead sign at the end of Kaybern and Glencoe. Will speak to City Manager about it.

10 STAFF COMMENTS

a) Austin stated the city has been working with ODOT to get a traffic consultant on board to work on the Transportation System Plan Update. There was one applicant and Austin believes that person was chosen.
At this time there is nothing for the May Planning Commission meeting.
There is a Vision Implementation meeting April 27, 2017.
Brief discussion regarding zoning. Austin suggested that possibly Council and Planning could plan a work session together to discuss zoning changes.

11 ADJOURNMENT:

Meeting adjourned at 9:09 p.m.

- a) The next Regular Session of the Planning Commission is scheduled for Wednesday, May 10, 2017. It is currently scheduled to be held at the North Plains Senior Center.

Submitted by:

Lori Lesmeister, City Recorder

Date Minutes Approved _____