



# The City of North Plains

## Agenda

### PLANNING COMMISSION - REGULAR Session Meeting

Wednesday, April 12, 2017 @ 7:00 PM

North Plains Senior Center  
31450 NW Commercial Street

Page

1. CALL TO ORDER
2. PLEDGE OF ALLEGIANCE
3. ROLL CALL
4. 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.)*
5. APPROVAL OF MINUTES:
  - A. Review and approval of April 12, 2017, Regular Session Minutes # - #
    - [PLANNING COMMISSION - REGULAR Session - 08 Mar 2017 - Minutes](#)
6. PUBLIC HEARING:
  - A. **Sunset Ridge No. 2 Zone Map Amendment** # - #
    - [Sunest Ridge No. 2 Zone Change Staff Report to PC](#)
    - [0.\(Zoning\)Narrative.2017.03.03\(rev2017.03.07\)](#)
    - [A.Ownership.doc.2007-036050.Deed.2007-020 Parcel 2](#)
    - [A.Ownership.doc.2008-002769.Deed.2007-020 Parcel 3](#)
    - [A.Ownership.plat.Sunset Ridge](#)
    - [A.PropertyOwners.2017.01.10](#)
    - [A.SIGNED.\(FG\).Land Use Application, Annexation, Sub.2017-01-17](#)
    - [A.SIGNED.\(POs\).Land Use Application \(Zone Map Amendment\) North Plains-Sunset Ridge No. 2 \(00623612xC624A\)](#)
    - [A.SIGNED.\(School\).Land Use Application - Jan 6 2017](#)
    - [B.legal.Zone Change.2016-11-03](#)
    - [C.Memo re trip generation.2017.03.07](#)
    - [C.Traffic Impact Study.2017.02.24](#)
    - [D.Approved Master Plan.2016-12-15](#)
    - [E.Site Plan & Preliminary Utility Plan.2017.03.07](#)
  - B. **Sunset Ridge No. 2 Subdivision and Master Plan Refinement** # - #
    - [Sunset Ridge No. 2 Subdivision and Master Plan Staff Report to PC](#)
    - [MSA- Dev Memo SD07-0016-NPEast Phase 4 4-2017](#)
    - [CPA07-0017finalfindingsREVISED](#)
    - [G.East Master Plan- 2008 approval](#)

- [Email from Adam Stewart Hillsboro School District](#)
- [0.\(Subdivision\)Narrative\(rev2017.03.07\)](#)
- [A.CHECK.PreliminaryPlat.2017.01.04](#)
- [A.Ownership.doc.2007-036050.Deed.2007-020 Parcel 2](#)
- [A.Ownership.doc.2008-002769.Deed.2007-020 Parcel 3](#)
- [A.Ownership.plat.Sunset Ridge](#)
- [A.PropertyOwners & Applicant.2017.01.10](#)
- [A.SIGNED.\(FG\).Land Use Application.2017-01-17](#)
- [A.SIGNED.\(POs\).Land Use Application \(Subdivision\) North Plains-Sunset Ridge No. 2 \(00623610xC624A\)](#)
- [A.SIGNED.\(School\).Land Use Application - Jan 6 2017](#)
- [B.Mailing Labels.2017.01.12](#)
- [C.Preliminary Plans.2017-03-06](#)
- [D.Plat Name Reservation APPROVAL \(Sunset Ridge\).2013-07-29](#)
- [E.Sunset Ridge Phase2 WetlandDetermination 2016 1114 figures sm](#)
- [F.CWS File No. 16-004605 SPL](#)
- [G.East Master Plan](#)
- [H.Memo re trip generation.2017.03.07](#)
- [H.Traffic Impact Study.2017.02.24](#)
- [I.Conceptual Plan for Future Mixed Use.2017-03-06](#)

C. **Code Language Update**

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- [Sign and Flood Plain Code Changes Staff Report to PC](#)
- [1. PROPOSED Chapter 16.065 Floodplain Overlay. April 2017](#)
- [2. PROPOSED Chapter 16.080 Signs. April 2017](#)
- [3. PROPOSED Chapter 16.085 Home Occupations. April 2017](#)
- [4. PROPOSED Chapter 16.170 Administrative Procedures. April 2017](#)
- [5. PROPOSED Chapter 16.175 Design Review. April 2017](#)

7. **NEW BUSINESS:**

- A. Tom Hauth Application for Planning Commission seat
- [Tom Hauth Planning Commission Application](#)

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8. **UNFINISHED BUSINESS:**

9. **PLANNING COMMISSION COMMENTS**

10. **STAFF COMMENTS**

11. **ADJOURNMENT:**

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North Plains Planning Commission meetings are accessible for disabled individuals. The City will also endeavor to provide services for persons with impaired hearing or vision and other services, if requested, at least 5 days prior to the meeting. To obtain services, please call City Hall at [\*\*\(503\) 647-5555\*\*](tel:5036475555)

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**The following Planning Commission Meetings are scheduled to be held at the North Plains Senior Center, 31450 NW Commercial Street, North Plains, Oregon.**

**The meetings will be held on the following dates at 7:00 p.m.:**

Wednesday, May 10, 2017    Wednesday, June 14, 2017    Wednesday, July 12, 2017