



MINUTES

PLANNING COMMISSION - REGULAR Session Meeting

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

**COMMISSIONERS
PRESENT:**

Chairperson Stewart King; Vice Chairperson Heather LaBonte
Planning Commissioners: Tom Hauth, Doug Nunnenkamp, John Vater

**COMMISSIONERS
ABSENT:**

Commissioners Fage and Knodel excused

STAFF PRESENT:

City Recorder Lori Lesmeister

OTHER:

Steve Faust – 3J Consulting; Ex Officio Larry Gonzales

1 CALL TO ORDER

Chair Stewart King called the meeting to order at 7:00 PM

2 PLEDGE OF ALLEGIANCE

Chair King led the Planning Commission in the flag salute.

3 ROLL CALL

a) Commissioners Fage and Knodel excused

4 PUBLIC COMMENT: NONE

5 APPROVAL OF MINUTES:

a) Review and approval of November 8, 2017, Regular Session Minutes

Commissioner Vater asked where we stand with the request for a brief description of any modifications made at the previous Planning Commission meeting be added to the minutes. City Recorder Lesmeister said that Heather Austin said she would provide those going forward, but it on vacation this week, so Lesmeister will remind her of the request going forward.

Motion to approve the October 11, 2017 Regular Session Planning Commission Minutes.

Moved by Commissioner LaBonte. Second by Commissioner Nunnenkamp.
Motion was approved unanimously.

b) Chair King modified the order of the Public Hearings for this evening's meetings: 1) Housing Needs Analysis 2) Economic Needs Analysis 3) Comp Plan 4) Zone Code Changes

6 PUBLIC HEARING:

a) **Housing Needs Analysis 17-069**

Open public hearing at 7:03 pm. Steve Faust of 3J Consulting gave the staff report. Questions and discussion from commissioners ensued. Clarification was made on the City File numbers - they are incorrect in the Agenda but are correct on the staff reports. They should all begin with 17. Corrections have been made.
Closed public hearing at 7:15 pm.

Move to recommend approval of the Housing Needs Analysis 17-069 with any adjusted population numbers that may come in from Portland State University on November 15, 2017.

Moved by Commissioner Vater. Second by Commissioner Hauth.
Motion was approved unanimously.

b) **Economic Opportunities Analysis 17-070**

Open public hearing at 7:17 pm. Chair King stated that in a joint work session with City Council held on Nov. 6, 2017 it was determined that the EOA was not ready to move forward and needed more consideration due to safe harbor numbers that could change plans. Steve Faust agreed that no staff report is needed at this time with all planning commissioners agreeing. Consensus of the Planning Commission to continue this hearing to a date certain of December 13, 2017.

c) **Comprehensive Plan Amendments 17-067**

Open public hearing at 7:20 pm.
Rudy Kadlub stated that he has been part of the Vision Implementation Group over the past 3 years and feels that the group did a great job.
Steve Faust stated that references to the specific densities were removed from the Comp Plan, and there is a reference to the housing mix. Faust stated that staff city planner Heather Austin said there was language removed from Chapter 14 (Urbanization) that Austin recommends putting back into the chapter with regards to the north area that is tied to the city code.
Commissioner LaBonte asked a question with regards to a small piece of property that is inside the Urban Growth Boundary (UGB), but a piece of that property is actually outside of the city limits. Faust said he will touch base with Heather Austin regarding this and will come back with a recommendation.
Commissioner Vater noted that on the acknowledgements page of the Comp Plan the titles of Planning Commission and Comprehensive Work Group are switched. Faust will make the correction.
Because the Economic Opportunities Analysis is part of the Comprehensive Plan, Chair King suggested that the Comprehensive Plan Amendments be continued to a date certain of December 13, 2017 and asked for consensus among the planning commissioners, which he received.

d) **IPU Zone 17-066**

Open public hearing at 7:27 pm. No questions or discussion.
Closed public hearing at 7:30 pm.

Move to recommend approval of the IPU Zone change 17-066, along with all other included chapters and with map amendment.

Moved by Commissioner LaBonte. Second by Commissioner Vater.
Motion was approved unanimously.

7 NEW BUSINESS: NONE

8 UNFINISHED BUSINESS: NONE

9 PLANNING COMMISSION COMMENTS

- a) Commissioner Nunnenkamp brought up the last approval of the Phase 2 in the East Expansion area. He says that he feels there was a lot of parks area in the plan lost to swales. He would like the commissioners to be aware and understand everything that they are approving when they vote. Questions and discussion ensued. Councilor Gonzales stated that the Housing Needs Analysis is on track to be voted on and approved by the end of 2017 by City Council. Rudy Kadlub requested to speak. He stated that he is working on the Master Plan for the North Annexation area and he would like to work with the Planning Commission on a bigger plan than just that area. He said he has the opportunity to work on something more like a 100 year plan with a vision for the future of North Plains and asked if the Planning Commission would be interested in doing some work sessions on the subject. Chair King suggested that Kadlub work with Heather Austin and city staff to schedule a work session (or series of work sessions) and include Council and the public. Commissioner LaBonte requested that when the city receives the revised population numbers they be emails to all Planning Commissioners.

10 STAFF COMMENTS

11 ADJOURNMENT:

The next Regular Session of the Planning Commission is scheduled for Wednesday, December 13, 2017. It is currently scheduled to be held at the North Plains Senior Center. Chair King adjourned the meeting at 7:49 pm.

Submitted by:

Lori Lesmeister, City Recorder

Date Minutes Approved _____