

**CITY OF NORTH PLAINS PLANNING COMMISSION.
SPECIAL SESSION MINUTES
July 27, 2015, 7:00 P.M.
North Plains Senior Center
31450 NW Commercial Street**

1. Chairperson King called the meeting to order at 7:00 p.m.
2. The pledge of allegiance was led by Chairperson King.
3. **ROLL CALL**
Members: Chair Stewart King, Vice Chair Heather LaBonte, Garth Eimers, James Fage, Larry Gonzales, Lonnie Knodel, Doug Nunnenkamp
Ex-Officio: City Councilor Sandi King
Staff: Planning Consultant Andrew Tull, 3J Consulting, Inc.; Public Works Director / Interim City Manager Blake Boyles; City Recorder Margaret Reh
4. **PUBLIC COMMENTS**
None were forthcoming.
5. **APPROVAL OF MINUTES**
 - A. Approval of the May 13, 2015, Regular Session Minutes.

Chair King had a number of changes to the minutes prior to the minutes being approved. James Fage was in attendance at the May 13, 2015 meeting but was not listed on the roll call.

Motion by Eimers. Second by LaBonte to approve the May 13, 2015, Regular Session Minutes with the corrections. Motion was approved unanimously.

6. **PUBLIC HEARING**
 - A. Quasi-judicial public hearing on application received from Zarosinski Engineering and Design, File No. 15-036 Design Review, on behalf of Jewett-Cameron Lumber Products, to construct a warehouse building and covered loading area located at 32275 NW Hillcrest in North Plains, Oregon

King explained that the Planning Commission will conduct two Quasi-judicial public hearings King requested the reading of the quasi-judicial hearing process statement. King opened the public hearing for File No. 15-036 Design Review at 7:08 p.m. King called for personal bias, ex parte contacts or any conflicts of interest by any Planning Commissioner. Hearing none, he asked if anyone in the audience challenged any of the Commissioner from hearing this case. King asked for the staff report. Andrew Tull, Consultant from 3J, 5075 SW Griffith Drive, Suite 150, Beaverton, Oregon 97005, presented the staff report. Tull walked the Commission through each of the conditions of approval that were included in the Agenda Packet.

King asked the applicant to come forward. Dean Zarosinski, 1400 NW 155th Circle, Vancouver, WA, 89685, represents the applicant and presented their application to the Commission. The application was included in the Agenda Packet. Discussion ensued.

King asked for any proponents, opponents, or those neutral to testify to the public hearing. None were forthcoming. King asked if there were any further comments from the Commissioners. There were none.

King closed public hearing at 7:28.

Motion by Eimers. Second by Fage to approve File No.15-036 Design Review for Jewett-Cameron Lumber Products, subject to the conditions that were stated. Motion was passed unanimously. Tull will compile the conditions of approval and prepare them for signature and distribution to interested parties.

B. Quasi-judicial public hearing on application received from Laurie A. Verboort, File No. 15-037 for a minor partition dividing property located at 11440 NW Gordon Road, North Plains, Oregon, into two lots.

King opened the public hearing at 7:30 p.m. for File No. 15-037, an application requesting a minor partition. King called for personal bias, ex parte contacts or any conflicts of interest by any Planning Commissioner. Hearing none, he asked if anyone in the audience challenged any of the Commissioner from hearing this case.

King asked for the staff report. Andrew Tull, Consultant from 3J, 5075 SW Griffith Drive, Suite 150, Beaverton, Oregon 97005, presented the staff report which was included in the Agenda Packet. Prior to final plat approval staff is recommending to the Commission that if this is approved, the applicant will be required to meet all the conditions of approval listed in the staff report. Tull also referenced a submission that was just received from Naomi Vogel from Washington County Land Use and Transportation, stating that NW Gordon Road and NW North Avenue are County-maintained road sections and the County will review for access and frontage improvements at the time redevelopment of the site(s) and/or additional lots are proposed. Tull stated the Commission can incorporate her suggested conditions in the City's Notice of Decision. This would be to implement the County's access-spacing standards for Arterials/Collectors by requiring the applicant to record a motor vehicle access restriction along both lot frontages of NW Gordon Road and NW North Avenue on the plat. Access to NW Gordon Road from Parcel 2 requires County review and approval prior to construction of an access.

Tull walked the Commission through each of the conditions of approval that were included in the Agenda Packet.

King stated there could be issues with the applicant being able to complete all these conditions of approval in one year since she is not planning on developing the property. She can comply with certain conditions but at this point some will not be obtainable. There might be some conflicts with some of the requirements. Discussion ensued.

King asked applicant Laurie Verboort, 11440 NW Gordon Road to come forward. Verboort explained that her intentions are to only partition the property and not develop it in the near

future. She addressed the master plan that she will submit as a condition of approval. This will be a shadow plan configuration. This is to ensure we are not creating a situation that will not allow access to one of the properties. Discussion ensued.

King asked for any proponents, opponents, or those neutral to testify to the public hearing. None were forthcoming. King asked if there were any further comments from the Commissioners. There were none.

King closed public hearing at 8:05.

Motion by Knodel. Second by Gonzales to approve File No.15-037 minor partition for property located at 11440 NW Gordon Road based off what was discussed and including the condition submitted from Washington County and the other changes discussed. Motion was passed unanimously. Tull will compile the conditions of approval and prepare them for signature and distribution to interested parties.

7. NEW BUSINESS

A. Approval of Proposed Street Naming in the McKay Creek Crossing Development

This item was introduced and briefly discussed at the May 13, 2015 Planning Commission meeting. AKS Engineering & Forestry, LLC, on behalf of Biggi Construction, had submitted an application requesting the street name of "NW Bartlett Loop" to be reviewed by the Planning Commission. The original subdivision submittal had listed the name "NW McKay Creek Loop" but it was determined that this name was too similar to another street name in North Plains.

Discussion ensued regarding the street naming policy. Bartlett is a heritage name as they were the owners of the property. The map is showing that there are two street names assigned to this loop. NW Highland Court is being extended east to the southern section of the loop. It was decided that "Highland Court" be removed from the loop and everything east of 307th should be assigned one name being "NW Bartlett Loop".

Motion by LaBonte. Second by Nunnenkamp for the approval of the tentative name of "NW Bartlett Loop" and removing the "Highland Court" for the section discussed for the street that loops through the new McKay Creek Crossing subdivision. Motion was approved unanimously.

8. UNFINISHED BUSINESS

None Scheduled

9. COMMISSIONER COMMENTS

Commissioner Nunnenkamp brought up the decision of the City Council to approve the application regarding the Eggiman property that had previously been denied by the Planning Commission. Nunnenkamp is concerned with the City losing its commercial property to

residential. Chair King suggested that Ex officio King could take the comments and the Planning Commission's concerns to the City Council.

Commissioner Eimers submitted drawings of suggestions for possible future cul-de-sac configurations, which were distributed to the Commissioners. The Commission had discussed this previously. Discussion ensued.

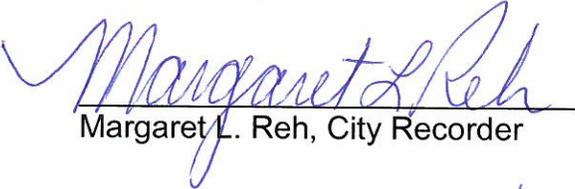
10. **STAFF COMMENTS**

None were forthcoming.

11. **ADJOURNMENT.**

Chairperson King adjourned the meeting at 8:28 p.m. The next scheduled regular session of the Planning Commission is tentatively set for Wednesday, August 12, 2015, which is currently scheduled to be held at the North Plains Senior Center.

Submitted by:


Margaret L. Reh, City Recorder

Date Minutes Approved: 08/12/15