

**CITY OF NORTH PLAINS PLANNING COMMISSION.
REGULAR SESSION MINUTES
January 14, 2015, 7:00 P.M.
North Plains Senior Center
31450 NW Commercial St**

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

Chair Stewart King, Vice Chair Heather LaBonte, Doug Nunnenkamp, Garth Eimers, Daryl Olson and Larry Gonzales.

Ex-Officio: City Councilor Sherrie Simmons.

Staff Present: City Manager Martha DeBry and City Recorder Margaret Reh

Audience: Lonnie Knodel, Margaret Wold, Mike Eggiman

4. PUBLIC COMMENTS

Mike Eggiman, 22865 NW Yungen Road, Hillsboro, OR 97124 approached the Commission. Eggiman stated he was present to talk about 9.8 parcel of commercial land that is off of Glencoe which he owns. He wanted to get a sense from the Commission regarding the viability of a proposal to rezone the eastern portion of the property from commercial to residential. Eggiman distributed maps of the area. He has had the property for seven years and has not been able to develop it commercially. Discussion ensued. Eggiman felt that he received enough positive feedback that he will move forward and make this an official request. Eggiman thanked the Commission for their time.

5. ELECTION OF CHAIRPERSON AND VICE-CHAIRPERSON

Chair Stewart King opened the floor for nominations for the 2015 Planning Commission Chairperson position. Doug Nunnenkamp nominated Stewart King. Second by Gonzales. No other nominations were made. King closed the nominations. King called for a vote for Commissioner King remaining the Chair. Nomination was approved unanimously.

Chair Stewart King opened the floor for nominations for the 2015 Planning Commission Vice-Chair position. Doug Nunnenkamp nominated Heather LaBonte. Second by Gonzales. No other nominations were made. King closed the nominations. King called for a vote for LaBonte remaining the Vice-Chair. Nomination was approved unanimously.

6. CONSENT AGENDA

- A. Approval of the Regular Session Agenda.
- B. Approval of November 12, 2014, Regular Session Minutes

Motion by LaBonte. Second by Nunnenkamp to take the Consent Agenda items separately. Motion was approved unanimously.

A. Approval of the Regular Session Agenda.

Motion by Nunnenkamp. Second by Eimers to approve the Regular Session Agenda. Motion was approved unanimously.

B. Approval of November 12, 2014, Regular Session Minutes

Commissioners King and LaBonte had contacted staff indicating some desired changes in the draft minutes. Staff distributed a revised copy of the November 12, 2014 minutes to the Commissioners. Working from the newly distributed copy LaBonte, King and Nunnenkamp proposed a few minor revisions.

Motion by Gonzales. Seconded by Nunnenkamp to approve the November 12, 2014 Regular Session Minutes with the additions and modifications stated by LaBonte, King and Nunnenkamp. Motion was approved unanimously.

7. **PUBLIC HEARING**

None Scheduled

8. **NEW BUSINESS**

A. Interview Planning Commissioner applicant Lonnie Knodel

Lonnie Knodel appeared before the Commission to be interviewed. King invited Knodel to give a brief statement as to why he decided to apply for the Planning Commission.

Motion by LaBonte. Second by Eimers to make recommendation to City Council that Lonnie Knodel be appointed to the Planning Commission. Motion was approved unanimously.

9. **OLD BUSINESS**

A. Review of draft changes to Municipal Code sections 16.20, 16.25, 16.30, and new section Mixed-Use Neighborhood District

DeBry presented the staff report. The Commission reviewed and discussed the proposed code changes. DeBry walked the Commission through the proposed changes.

Zoning District R-7.5

DeBry reviewed the proposed changes included in the packet for the Zoning District R-7.5.

Some editing suggestions were made for consistent language.

Eimers questioned the development standards listed in 16.20.025. Discussion ensued regarding architectural standards. He stated there are all kinds of gradations for these standards. This could be more explicit to prevent ending up with cookie cutter residential housing. It was suggested more design elements be added. Eimers will provide some ideas to the Planning Commission.

Zoning District R-5

In R-5 there is a 5,000 square foot minimum/unit for all housing types, providing no distinct advantage to building attached housing. Discussion ensued about lot sizes. It was noted there is a limited amount of R5 properties to which the standard can be applied.

Commissioner Nunnenkamp asked if a 20 ft setback for garages is adequate, as it cannot accommodate full-size pick. Discussion ensued about standards used by municipalities and the use of alley loaded garages.

Chair King suggested that the impervious surface lot coverage standard of 65% may need to be higher on smaller lots? Staff noted no developers have expressed concern about the impervious surface requirement.

Zoning District R-2.5

The permitted uses are very similar to other zones. The same adjustments will be made to R-2.5 as was done in R-7.5 and R-5.

The draft proposes adjusting the minimum lot parcel size for single family unit from 2,500 sf to 4,000 sf. This minimum is also being recommended for attached dwellings and triplexes. The Commission generally supported this revision. Discussion ensued regarding if there should be some incentive to develop multi-family homes or apartment complexes. Smaller lots in R2.5 for multi families are more important than in the R-5 zone. The municipal code has traditionally not supported apartments. It was noted the Highland Court and McKay Fields subdivisions were originally approved as duplexes. Council reduced the minimum lot sizes to encourage the development of single family homes. After the construction of Highland Court residents have offered feedback that larger lots are preferred.

Discussion continued regarding density in North Plains. The consensus is to require larger single family lots consistent with State adopted safe harbor rules.

The Commission requested staff to research other municipalities to see what allowances they make for multifamily units.

Mixed-Use Neighborhood Districts

The City of North Plains does not currently have a mixed-use code. The document in the packet was very liberally borrowed from Hillsboro. It provides much greater guidance on how to deal with a mixed use proposal and gives us something to work with, but we could develop code based on what our zoning is now.

Since the Hillsboro municipality is in close proximity to North Plains, they may be able to be contracted to assist us with the process. We need a section in our code to provide guidance for mixed-use. The expansion area to the east has a proposed plan for five acres of mixed use.

Discussion ensued regarding the Neighborhood Community (NC) zone. The 8.4 density requirement is what drove the NC, which may be higher than required under current law.

The next steps include waiting for the Comprehensive Plan to be revised. The sections reviewed by the Commission will be submitted to DLCD for review, and then presented to the Planning Commission during a public hearing.

LaBonte inquired about the other sections the Planning Commission has worked on. DeBry stated they were submitted to DLCD and no comments were returned. The Planning Commission can still amend those sections. It may be desirable to postpone further revisions until more progress has been made on the Comprehensive Plan. It can then be presented as a whole package.

B. Staff Comments

DeBry stated we are anticipating having the public hearing for McKay Creek Crossing at the February Planning Commission meeting. 3J is reviewing the application. The developer has elected to not show the City the alignment of any trail, preferring to establish subsequent to a condition of approval.

Discussion ensued regarding the building permit process followed by Washington County Building Department. The County will verify the final plat is recorded for their purposes. Discussion ensued regarding the process.

DeBry suggested a model home section of the code could be developed.

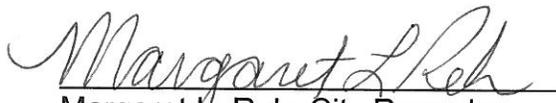
C. Commissioner Comments

King asked ex officio member Simmons if she had any comments. Simmons stated it is good to get a refresher on the codes and updates.

11. ADJOURNMENT.

Chairperson King adjourned the meeting at 8:46 p.m. The next scheduled regular session of the Planning Commission is February 11, 2015, which will be held at the North Plains Senior Center.

Submitted by:


Margaret L. Reh, City Recorder

Date Minutes Approved: 02/11/2015