

**CITY OF NORTH PLAINS PLANNING COMMISSION
REGULAR SESSION MINUTES
MAY 14, 2014, 6:30 P.M.
NORTH PLAINS CITY HALL
31360 NW COMMERCIAL STREET**

1. Chairman King called the meeting to order at 7:00.
2. The pledge of allegiance was led by Chairman King.
3. **ROLL CALL**
Commission: Stewart King, Heather LaBonte, Larry Gonzales, Jeff Low, Doug Nunnenkamp, and Garth Eimers present; Daryl Olson excused absence; Ex-Officio Charlynn Newton present.
Staff: City Manager Martha DeBry and Account Clerk II Pam Smith present.
Audience: John A. Rankin, Frank Vanderzanden
4. **PUBLIC COMMENTS**
No public comments. King welcomed Garth Eimers to the Planning Commission.
5. **CONSENT AGENDA**
 - A. Approval of the Regular Session Agenda.
 - B. Approval of February 12, 2014 Regular Session Minutes.
 - C. Approval of April 9, 2014 Regular Session Minutes.As a single motion, Gonzales approved the consent agenda, LaBonte seconded it and it was approved unanimously.
6. **PUBLIC HEARING.**
 - A. John A. Rankin, LLC, Representing Francis J. Vanderzanden Living Trust, Vanderzanden Townhouses Subdivision and Variance Permit Extension Request; File #SD/VAR 07-0002. King requested the reading of the quasi-judicial hearing process statement. Following the reading of the rules by Ms. Smith, King opened the Public Hearing at 7:05 p.m., and called for abstentions, ex parte contacts or any conflicts of interest by any Planning Commissioner. Hearing none, he asked if the audience had questions for, or objections to, any Commissioners. Hearing none, King asked for the Staff Report which DeBry read. King asked about the requested time frame being for Two years. DeBry noted that was common with subdivisions.

John A. Rankin, 26715 SW Baker Road, Sherwood, OR 97140 addressed the Commission and related how townhouses had been popular in May 2007 when the application was originally approved. He noted they would like to request an extension of the current application although they may submit a new plan for a modification possibly involving single family detached housing. He said they needed time to appraise the property and look at what opportunities might be available, including the possibility of mixed use with homes above businesses.

King asked if there were any questions from the Commission. Nunnenkamp, King and Gonzales were concerned about a modified plan with additional driveways onto Commercial Street although Gonzales said he did like the idea of mixed use. DeBry noted

mixed use was permitted in R-2.5. LaBonte and Low also liked the idea of mixed use. Eimers asked why the applicant was applying for an extension for townhouses if they planned on presenting a new idea. Mr. Rankin stated he had spent a lot of money on the townhouse application and wanted to maintain the approval until they came up with something different. The approval might also be an asset to selling the property. LaBonte asked if he was interested in selling as opposed to developing the property to which Mr. Rankin replied yes, it would be an option.

King asked for discussion. LaBonte asked if the extension would be required to use the current R-2.5 standards or the 2007 ones. DeBry said the current ones. Eimers asked about the extension being for 2 years or less. DeBry said 2 years was appropriate for a subdivision. Hearing no more discussion, the Public Hearing was close at 7:34. Low approved the approval of a two year extension for the Vanderzanden Townhouse Subdivision, File #SD/VAR 07-0002, Gonzales seconded it and it was approved unanimously.

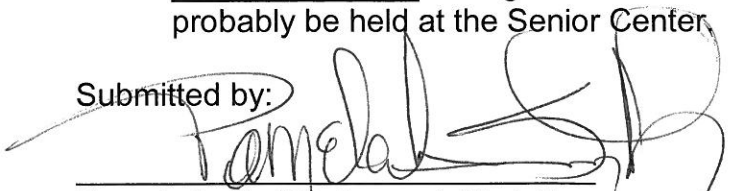
7. **STAFF REPORT.** DeBry noted the Polygon project was moving ahead, the McKay Fields project was behind on the Public Works side and the Sunset Terrace approval would likely come next week.

LaBonte had a question about the fact that the City doesn't require the withdrawal of an application and wondered how other agencies get notified. King said if we approve something and there is no Development Agreement, the application expires. LaBonte asked why not require a withdrawal. Low asked if the Commission could have a list of what was still open and King asked that the City make that available. Gonzales agreed it would be nice to know where we are in the process with extensions, etc.

Newton noted the new water fountain on NW Curtis Street was up today but had some concerns about it possibly not draining correctly to recycle. DeBry said the water was not recycling. King asked who pays for the water and DeBry said the City does. She also mentioned a grand opening of the park on June 14th. Nunnenkamp asked when the Planning Commission would have their next joint meeting with City Council. DeBry thought August would work well.

8. **ADJOURNMENT.** King noted the next meeting would be on June 11, 2014, and would probably be held at the Senior Center. The meeting was adjourned at 7:54 pm.

Submitted by:


Pamela L. Smith, Account Clerk II

Minutes Approved:

6/11/14