



## MINUTES

### PLANNING COMMISSION - REGULAR Session Meeting

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

**COMMISSIONERS  
PRESENT:**

Chairperson Stewart King; Vice Chairperson Heather LaBonte  
Planning Commissioners: Lonnie Knodel, Doug Nunnenkamp,

**COMMISSIONERS  
ABSENT:**

Commissioners Fage and Vater were excused

**STAFF PRESENT:**

City Recorder Lori Lesmeister

**OTHER:**

City Planner Heather Austin; Ex Officio Russ Sheldon

**1 CALL TO ORDER**

Chair Stewart King called the meeting to order at 7:00 p.m.

**2 PLEDGE OF ALLEGIANCE**

Chair King led the Planning Commission in the flag salute.

**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.)*

a)

No public comment

**5 APPROVAL OF MINUTES:**

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

*Motion to approve the February 8, 2017 Regular Session Planning Commission Minutes with correction showing that Blake Boyles was not in attendance at the Feb. 8, 2017 meeting.*

Moved by Councilor Knodel. Second by Councilor Nunnenkamp. Motion was approved unanimously.

**6 PUBLIC HEARING:**

a) None Scheduled

**7 NEW BUSINESS:**

- a) Planning Commission review of proposed Economic Opportunities Analysis (EOA) Objectives

Heather Austin gave an overview of the Economic Opportunity Analysis Objectives. No Comp Plan changes are proposed. The Vision Implementation Group is requesting that the Planning Commission bring forward an informal recommendation to City Council with regards to the EOA Objectives. This is strictly for the objectives at this point, not for any policies. There were no comments or questions from Planning Commission members.

*Move to recommend that Council approve the current objectives in the Economic Opportunity Analysis*

Moved by Councilor LaBonte. Second by Councilor Nunnencamp. Motion was approved unanimously.

- b) Parks Commission Concerns / Recommendations regarding proposed Parks and Green Spaces in Sunset Ridge Phase 2

Rickey Smith - North Plains Parks Board member spoke on major concerns that the Parks Board has regarding the plan presented to the Parks Board by Pacific Community Design at the February 22, 2017 meeting. The concerns were an item in the Agenda Packet. Discussion ensued between Commission members, including Commissioner Nunnencamp and Commissioner LaBonte who are both on the Parks Board as well as the Planning Commission.

- c) Austin provided a handout regarding Right-of-Way Road Section in Sunset Ridge Phase 11 from Murray, Smith & Associates. Boyles took the handout to Hillsboro School District. HSD is concerned that because they will not bus any students that live closer than one mile to the school there will be many children riding bikes and walking to school in the Sunset Ridge Development and with car parking on both sides of the street and daily auto and bus traffic they feel there should be bike lanes in the area.

**8 UNFINISHED BUSINESS:**

None

**9 PLANNING COMMISSION COMMENTS - none**

**10 STAFF COMMENTS**

- a) Austin had a handout from Boyles showing two options that the owner of the Vanderzanden property on Commercial Street is considering for residential homes on the property. Council is concerned with these options and specifically with multiple driveways on Commercial Street and the proximity of the property to the railroad tracks and the garbage company directly behind the property. There was discussion at Monday evening's Council Meeting that Council would like to possibly consider changing the zoning of the property from residential back to commercial before the property owners invest any more money into design/planning, but would like the Planning Commission to initiate the zone change on the property if it feels it is in the

best interest of the city. Austin stated that there is no application on file at this point for the Vanderzanden property Chair King stated that the Planning Commission did not want that property changed to residential, that it was done by Council against Planning Commission's recommendation.

Planning recommendation. There was a consensus from the Planning Commission to move forward with changing the zoning of the Vanderzanden property from residential to commercial.

**11 ADJOURNMENT TO WORK SESSION: at 7:23pm**

The next Regular Session of the Planning Commission is scheduled for Wednesday, April 12, 2017. It is currently scheduled to be held at the North Plains Senior Center. Chair King adjourned the meeting at 7:23 p.m. to a Work Session

- a) Sunset Ridge No. 2 Work Session with Applicant (Ex-Parte Contact Recorded)
- b) Zoning Code Updates
- c) Solar Energy Residential Standards

Submitted by:

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Lori Lesmeister, City Recorder

Date Minutes Approved \_\_\_\_\_