

**CITY OF NORTH PLAINS PLANNING COMMISSION  
REGULAR SESSION MINUTES  
APRIL 10, 2013, 7:00 P.M.  
JESSIE MAYS COMMUNITY HALL  
30975 NW HILLCREST STREET**

1. Chairman King called the meeting to order at 7:01 pm.

2. Chairman King led the pledge of allegiance.

3. **ROLL CALL**

**Commission:** Chairman Stewart King, Vice-Chairperson Heather LaBonte, Commissioners Jeff Low, Doug Nunnenkamp and Daryl Olson and Ex Officio Robert Kindel present. Commissioners Ethan Hagar and Aeron Braukman excused absence.

**Staff:** City Manager Martha DeBry, City Planner Angie Lehnert, and Account Clerk II Pam Smith present.

4. **PUBLIC COMMENTS**

No audience was in attendance.

5. **CONSENT AGENDA**

March 13, 2013 Regular Session Minute Approval. Olson moved to approve the March 13, 2013 Regular Session minutes as written, Nunnenkamp seconded the motion and it was approved unanimously.

6. **UNFINISHED BUSINESS**

A. Termination of Phasing Plan for Highland Court. DeBry said the City Attorney advised this termination was a technicality since the development was not built in the prescribed time frame. The idea was to void this old agreement and create a new one with DR Horton.

LaBonte moved to eliminate the condition of approval requiring a phasing plan as described on the Development Agreement dated April 1, 2008 (County document 23008-029438). Nunnenkamp seconded the motion and it was approved unanimously.

B. Approval of Variances and Partitions on Property Located at 10445 NW 311<sup>th</sup> Avenue and 31127 NW Claxtar Street. This application came before the Planning Commission as a Quasi-Judicial Public Hearing which was opened at 7:08 p.m. Chairman King stepped down due to a conflict of interest and LaBonte took over the meeting.

Lehnert presented the proposed application for three partitions and five minimum lot size variances. The variances would allow five 4,000 square foot lots instead of the 5,000 minimum square foot required in the R-5 zone, with the lot depth and width requirements being met. As a condition of approval the City would require the original lot line between lots 1 and 2 be reestablished and all existing structures not meeting setbacks be remove. The City requirements for partitions includes the improvement of public streets, curbing, storm sewers, sanitary sewers, waterlines, other necessary public utilities, and sidewalks. Within one year the City would review the final surveyed partition before it would be recorded at Washington County.

LaBonte asked if anyone wished to speak and Stewart King, 31470 NW Commercial Street, North Plains, OR 97133, came forward representing Signature Homebuilders. The current cost of these properties is above bare lot prices because of two existing structures, both of which are in such poor condition that they need torn down. Anyone purchasing these lots would need to increase potential sales revenue to absorb the cost of removing the two structures. Allowing one extra lot to be created makes the purchase more feasible. The variance would create five lots with two properties on NW Cottage, two properties on NW Claxtar, and one on NW 311<sup>th</sup>. Preference for builds would be five single family residences. It would not affect the looks of the area since the lots on Cottage and Claxtar would still be 50 feet across.

Kindel asked if the street improvements would be done now or later. DeBry noted NW Claxtar Street would be done this summer and NW Cottage and NW 311<sup>th</sup> would be covered by the Fee in Lieu. *(Which was waived by City Council on April 15, 2013 and is in effect through October 15, 2013.)*

Nunnenkamp asked if a condition for the variance could state only five single family residences be built to avoid five sets of duplexes being built which would increase density in that area. King noted an application for duplexes would come before Planning Commission because the area per unit would be less than 2,500 square feet per and could be addressed then. Lehnert noted Planning Commission could impose conditions now noting at a later date a new Commission could conceivably approve duplexes.

Olson liked this opportunity to replace old, substandard housing with new housing. He noted the density could increase as it is if duplexes were placed on the current lots; 4 sets of duplexes versus 4 single family homes. With no further discussion, LaBonte closed the hearing at 7:37 pm.

Nunnenkamp stated he couldn't approve the application without single family residences being a condition. Olson agreed about setting a precedence for the future,

but noted without the variance, the properties might never be developed. Even with a few people in the neighborhood objecting, he felt the visual impact would be minimal.

Low moved to approve variances and partitions on property located at 10445 NW 311<sup>th</sup> Avenue and 31127 NW Claxtar Street. Olson seconded the motion and it passed with a 3-1 vote. Commissioners voting in favor: LaBonte, Low, and Olson; Commissioner voting against: Nunnenkamp. Lehnert noted she would send out the notices for appeals and DeBry said the builders should know the decision within a month.

7. **STAFF REPORT.** DeBry said City Council liked holding their meetings at the Senior Center and are likely to stay there. She asked if the Planning Commission was interested in moving the meeting location. Next month's meeting will be moved to the Senior Center to try it out.

Lehnert noted next month's agenda would include a Design Review for a 1,000 square foot addition for DMI, a review of the McKay Fields subdivision, and a variance on flag lots from DR Horton. DeBry said there would also be the training of Becky Schulz to work with the Planning Commission.

8. **COMMISSION REPORTS**

Parks Advisory Committee (PAC). With no meeting held, there was nothing to report. DeBry noted the PAC has now been disbanded and a new committee formed in its place called the Parks Board. PAC members would need to fill out an application for the new board if they are interested and City Council would make the approvals. DeBry advised the Statement of Economic paperwork is due next week, needs to be postmarked by Monday, and the City could fax those if needed.

Kindel noted there was a problem with approval of the sign ordinance at the City Council level as to whether to grandfather in the McDonald's, Chevron, and 76 signs. Council would revisit this issue.

9. **ADJOURNMENT**

The meeting was adjourned at 7:58 pm.

Submitted by:



Pamela L. Smith, Account Clerk II

Minutes Approved: 5/8/13