MINUTES
Planning Commission - Regular Session Meeting
Wednesday, February 12, 2020 North Plains Senior Center 7:00 PM

COMMISSION MEMBERS:
Chairperson Stewart King; Vice Chairperson Heather LaBonte
Planning Commissioners: Tom Hauth, Lonnie Knodel, Ryan Landon,
Doug Nunnenkamp, John Vater

COMMISSIONERS ABSENT:

STAFF PRESENT:
City Manager Andy Varner, City Recorder Lori Lesmeister, City Planner Heather Austin

OTHER:
1 CALL TO ORDER at 7:00 pm
2 PLEDGE OF ALLEGIANCE
3 ROLL CALL
   a) All Commissioners in attendance
      Ex Officio Trista Papen in attendance
4 PUBLIC COMMENT: None
5 APPROVAL OF MINUTES:
   a) Review and approval of January 8, 2020, Regular Session Minutes
      Motion to approve the January 8, 2020 Regular Session Planning Commission
      Minutes.
      Moved by Commissioner Nunnenkamp. Second by Commissioner LaBonte.
      Motion was approved unanimously.
6 PUBLIC HEARING:
   a) Continued - File 19-127B - Code Text Amendments
      Eric Hawkinson, Pacific Community Design 12564 SW Main St. Tigard, OR. In attendance to answer any questions commissioners may have about their presented suggestion on Model Homes based on the River Terrace Plan District they provided for the agenda packet.
      No questions.
      Staff recommends continuing the Public Hearing to the March 11, 2020 Planning Commission meeting.
      Consensus of Commissioners.
7 NEW BUSINESS:
   a) Polygon - Sunset Ridge No. 2 (#17-0006) Setback Interpretation
      Lots #206 & #207

      Eric Hawkinson, Pacific Community Design 12564 SW Main St. Tigard OR in
attendance to answer questions. Hawkinson noted that they are in agreement with
what is in City Planner Heather Austin's staff report. Hawkinson noted that the two
lots in question are separated by a pedestrian track. Austin noted that this was noted
in the Master Plan, but they did not specifically flag it in their packet. There was
agreement that there was oversight on both the applicant, as well as city staff.
Consensus of Commissioners to approve the request for 4' setback on Lots 206 &
207 in Sunset Ridge No. 2.

8 UNFINISHED BUSINESS:
   a) Discussion on upcoming work sessions.
      City Planner Austin suggested that at the adjournment of tonight's meeting there be a
      Work Session on Model Homes since the applicant is in attendance.
      Austin would like to have a 6:00 pm Work Session on March 11, 2020 to continue
discussion on the "R" Zone, as well as TSP sections that need updated/amended.

9 LAND USE APPLICATIONS PREVIOUS 30 DAYS
   a) Current Land Use Applications

10 PLANNING COMMISSION COMMENTS
   a) Chair King said that he feels our code is not favorable to apartments and
      condominiums. But he noted that there is a piece of property in North Plains that the
      owner would consider building condominiums on if the zoning was changed. The
      property is zoned M-1 at this time.
      Discussion ensued.
      City Planner Austin suggested that the property owner get in contact with DLCD to
discuss this.

11 STAFF COMMENTS
   a) City Planner Austin mentioned that she was looking at the current Land Use
      Applications list and Brynhill Master Plan Park is on that list but staff has not seen
      anything on it to date. Austin also noted that the Jewett Cameron item was for two
      very small expansions on their site, less than 250 sq. ft. total.
      City Manager Varner said that HD Fowler is going to have a Neighborhood Meeting
      on March 2, 2020 for their property on West Union.
Varner said that he is working with Washington County to get North Plains in the National Data Bases that commercial brokers are looking at for HUD and Census information for building permits. It appears that right now North Plains is not showing up on those lists as its own entity, we are being grouped in with Bethany and other wider, unincorporated areas.
Varner also noted that Polygon has been sold.
The Mayor's State of the City Address is Tuesday, February 18, 2020 at 5:30 pm at Jessie Mays Community Center. All are welcome and encouraged to attend.

12 ADJOURNMENT: 7:33 pm
Adjourn to continue Work Session

Submitted by:

Lori Lesmeister, City Recorder

Date Minutes Approved 3/11/2020