1. LOGIN INFORMATION TO ATTEND VIA ZOOM

Join Zoom Meeting
https://us02web.zoom.us/j/88209429310?pwd=dGtDMzhRZ2dYNHIYK29TOE5HZFI4UT09
Meeting ID: 882 0942 9310
Passcode: 469206

Call in (no internet)
253-215-8782
Meeting ID: 882 0942 9310
Passcode: 469206

2. CALL TO ORDER

3. PLEDGE OF ALLEGIANCE

4. ROLL CALL

5. PUBLIC COMMENT:
We encourage those wishing to comment to do so in advance of the meeting by
emailing comments to info@northplains.org. Comments will be read into the record.
Persons wishing to speak on matters not on the agenda may be recognized at this
time.

6. APPROVAL OF MINUTES:
A. Review and approval of June 9, 2021, Regular Session Minutes 3 - 5
   □ Planning Commission - Regular Session - 09 Jun 2021 - Minutes

7. LAND USE APPLICATIONS & 3J MONTHLY REPORTS
A. Land Use Applications - previous 30 days 6
   □ Land Use Applications through July 29 2021
B. **3J Consulting Monthly Update Report**
   - 3J Consulting Update - August 2021

8. **PLANNING COMMISSION COMMENTS**

9. **STAFF COMMENTS**

10. **ADJOURNMENT:**

    *****

North Plains Planning Commission meetings are accessible for disabled individuals. The City will also endeavor to provide services for persons with impaired hearing or vision and other services, if requested, at least 5 days prior to the meeting. To obtain services, please call City Hall at (503) 647-5555

    *****

The following Planning Commission Meetings are scheduled to be held at:
Jessie Mays Community Center - 30975 NW Hillcrest Street

The meetings will be held on the following dates at 7:00 p.m.:

Wednesday, September 8, 2021   Wednesday, October 13, 2021   Wednesday, November 10, 2021
MINUTES
Planning Commission - Regular Session Meeting
Wednesday, June 9, 2021 Jessie Mays Community Center 7:00 PM

COMMISSION MEMBERS:
Chairperson Stewart King; Vice Chairperson Heather LaBonte, Tom Hauth, Lonnie Knodel, Doug Nunnenkamp, Mike VanDomelen, John Vater

COMMISSIONERS ABSENT:
Chair Stewart King excused

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

OTHER:
LOGIN INFORMATION TO ATTEND VIA ZOOM

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CALL TO ORDER at 7:00 pm
PLEDGE OF ALLEGIANCE
ROLL CALL
Chair Stewart King excused.
Vice Chair Labonte leads the meeting
PUBLIC COMMENT: NONE
APPROVAL OF MINUTES:
Review and approval of May 12, 2021, Regular Session Minutes
Motion to approve the Month Day, 2021 Regular Session Planning Commission Minutes.
Moved by Commissioner Knodel. Second by Commissioner Vater.
Motion was approved unanimously.
NEW BUSINESS:

Brynhill Phase 2 & 3 Parks Concepts Review

Patrick Espinosa with Pacific Community Design gave a PowerPoint presentation on the Parks & Rec Board approved design plan for the parks and green space areas in Phases 2 & 3 in the Brynhill Subdivision. Questions and discussion ensued.

Commissioner VanDomelen asked who is responsible for maintaining the parks in Brynhill. Espinosa said that the Home Owner's Association (HOA) is responsible for maintaining all of the municipal parks in the subdivision.

Commissioner Vater asked for clarification on the homes across from Mini Park H. Espinosa said that all of those homes are rear-loaded and have access from both Terrell Street as well as 314th Avenue, and Espinosa confirmed that there is parking on the north side of that street. Vater has concerns that residents will be cutting through the vegetation, grass, etc. to get to their homes from the street parking. Vater suggested possibly making the area 'mounded' it might deter people from cutting through the vegetative/grass areas. Espinosa said that he appreciated that feedback as they have not started the grading process on that area yet.

Commissioner Nunnenkamp asked if the Parks & Rec Board, along with the City, could partner with the developer on the naming of the parks in the subdivision. Espinosa said that, yes, they would like to start that conversation as soon as possible since the Phase 1 Park is scheduled to be completed later this summer.

UNFINISHED BUSINESS: NONE

LAND USE APPLICATIONS & 3J MONTHLY REPORTS

Land Use Applications - previous 30 days

City Planner Heather Austin noted that there is a Land Use Appeal from Lennar on the Master Plan Refinement application that the Planning Commission denied at their May 12, 2021 meeting that will be a Public Hearing at the June 21, 2021 City Council meeting.

3J Consulting Monthly Update Report

Vice Chair LaBonte asked if the scheduled Cottage Street overlay will cover the full width of the street, or just the two existing lanes. City manager Varner said it will just cover the existing lanes.

LaBonte then asked if the improvements on North Avenue will be full street or half-street improvements. Varner said it will be a full street improvement and they will get TDT credits for it.

PLANNING COMMISSION COMMENTS: NONE
STAFF COMMENTS

City Planner Heather Austin gave a brief overview of the Lennar Appeal and invited commissioners to attend the Council meeting (either in person or via Zoom) on June 21, 2021.

ADJOURNMENT: 7:31 pm

Submitted by:

____________________________________
Lori Lesmeister, City Recorder

Date Minutes Approved ________________
<table>
<thead>
<tr>
<th>PERMIT #</th>
<th>RECEIVED</th>
<th>Subproject: LU TYPE/BP/FN/SN/ROW/etc</th>
<th>APPLICANT</th>
<th>DESCRIPTION/TYPE</th>
<th>ADDRESS</th>
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<tbody>
<tr>
<td>21-022</td>
<td>6/16/2021</td>
<td>Sign Permit</td>
<td>Oregon Road Runners Club</td>
<td>Type 1- Temporary signs (7) for EGF Race run</td>
<td>Seven locations in town</td>
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<tr>
<td>21-023</td>
<td>6/22/2021</td>
<td>Accessory Structure</td>
<td>Sravan Kumar Thota</td>
<td>Type 1- Accessory Structure</td>
<td>29002 NW Keenon St</td>
</tr>
<tr>
<td>21-024</td>
<td>7/2/2021</td>
<td>Final Plat</td>
<td>Lennar Homes</td>
<td>Type 1- Final Plat for Brynhill Phase 2</td>
<td>Brynhill Phase 2</td>
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<tr>
<td>21-025</td>
<td>7/2/2021</td>
<td>Design Review</td>
<td>Lennar Homes</td>
<td>Type 2- Design Review for Park in Brynhill phase 2</td>
<td>Brynhill Phase 2</td>
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CITY OF NORTH PLAINS
CITY COUNCIL UPDATE

Date: August 2, 2021

The following is a short summary of the current tasks undertaken by the 3J staff for both Community Planning and Engineering since the last update.

COMMUNITY PLANNING

1. **UGB Expansion**: Initiated Phase 2 of the project.
   - Submitted final Phase 1 report to City and DLCD with contributions from Air Park community and the city attorney.
   - Held kickoff phone call with Andy Varner.
   - Initiated some Goal 14 analysis tasks.
   - Scheduled August 10th kickoff meeting for City, 3J, and KAI.

2. **Buildable Lands Inventory**:
   - Preparing final updates to the Housing Needs Analysis and Buildable Lands Inventory and map(s).
   - Preparing cost summary for HNA and BLI work to submit to Andy Varner at UGB Phase 2 kickoff meeting.

3. **Urban Renewal**: Assisting downtown economics consultant as questions arise.

4. **Zoning Code Update**: Ongoing work continues with the Planning Commission. Work session scheduled for Wednesday, August 11, 2021.

5. **Development Review**:
   - Brynhill Phase II Final Plat in review.

ENGINEERING

1. **West Union Pedestrian Pathway**: Project is well underway with piling just finishing up. Boardwalk material has arrived, and the contractor will be assembling the boardwalk. Asphalt path section to the east is nearly complete with final punch list items and some bollards to be added. Intersection work at Glencoe will be continuing to provide the final connection to Commercial Street to the West.

2. **Commercial Street Water Line Extension**: Construction Completed, pending final close out.

3. **Arsenic Treatment Analysis**: Currently in design
4. **Pavement Management Program:** Field work and Drone Flights complete, currently working on final reports.

5. **Cottage Street Pavement overlay and Waterline Improvements:** Survey complete, Design is 90% complete. Anticipate Bid/Construction in September.

6. **Glencoe Sidewalk Improvements (North Ave to Commercial Street):** Survey complete, design to be completed in August and ready for permitting.

7. **Capital Improvement Projects – 6yr Plan:** Council approved in June; final plan has been posted to City website.

8. **Development Review:**
   - **Brynhill Phase 1:**
     - Phase 1- Subdivision (approved, under construction)
     - Offsite Waterline (approved, under construction)
   - **Holmstead Subdivision:**
     - 3rd Plan Review completed in January
   - **Glencoe Road/Pacific Street Commercial:**
     - Frontage Plan Approved, Pending Pre-construction meeting
   - **HD Fowler Industrial:**
     - Approved, under Construction
   - **Brynhill North Ave Improvements:**
     - Frontage Plans approved, pending pre-construction meeting
   - **Brynhill Phase 2:**
     - 2nd Plan Review completed in July

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