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. ROLL CALL

4. 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.

5. APPROVAL OF MINUTES:
   A. Review and approval of August 11, 2021, Regular Session Minutes
      □ Planning Commission - Regular Session - 11 Aug 2021 - Minutes

6. NEW BUSINESS:
   A. Discussion of Code Updates and Changes
      □ Staff Memo to PC Code Update Discussion September 2021

7. UNFINISHED BUSINESS:
8. LAND USE APPLICATIONS
   A. Land Use Applications - previous 30 days
      □ Land Use Application Index - current

9. PLANNING COMMISSION COMMENTS

10. STAFF COMMENTS

11. 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, Oct. 13, 2021   Wednesday, Nov. 10, 2021   Wednesday, Dec. 8, 2021
MINUTES
Planning Commission - Regular Session Meeting
Wednesday, August 11, 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:

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

OTHER:

LOGIN INFORMATION TO ATTEND VIA ZOOM

Join Zoom Meeting
https://us02web.zoom.us/j/88209429310?pwd=dGtDMzhZRZ2dYNHIYK29TOE5HZFI4UT09
Meeting ID: 882 0942 9310
Passcode: 469206

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

CALL TO ORDER at 7:00 pm

PLEDGE OF ALLEGIANCE

ROLL CALL
All Commissioners in attendance.
Ex Officio Councilor James Fage

PUBLIC COMMENT: NONE

APPROVAL OF MINUTES:
Review and approval of June 9, 2021, Regular Session Minutes
Motion to approve the June 9, 2021 Regular Session Planning Commission Minutes.
Moved by Commissioner Nunnenkamp. Second by Commissioner Hauth. Motion was approved unanimously.

LAND USE APPLICATIONS & 3J MONTHLY REPORTS

Land Use Applications - previous 30 days

City Planner Heather Austin said that the Brynhill Phase II plat is on hold pending their public improvement bonding. Once the bonding is secured the plat will be released to Washington County. Brynhill also submitted the park design review for the Phase II medium park and linear park in Phase III and city staff is reviewing them for completeness at this time.

3J Consulting Monthly Update Report

City Planner Heather Austin gave a brief update on the 3J monthly report. The second phase of the UGB expansion process started with a meeting yesterday.

PLANNING COMMISSION COMMENTS

Ex Officio Councilor James Fage briefly went over why the City Council voted in favor of the appeal before them from Brynhill Development at their last meeting. Fage asked the commissioners if they would prefer to meet with the City Council if something like this comes up again in the future so that Council can get clarity on why the Planning Commission made the decision that they did. Chair King said that the Commission followed the City Code when making their decision. Discussion ensued.

STAFF COMMENTS

The first PAC meeting for the UGB Phase II will take place September 8, 2021 before the Planning Commission meeting. City Manager Varner said there is a page on the city website for the UGB project that includes information on upcoming meetings as well as supporting documents for the project. It can be found on the Planning page.

ADJOURNMENT: 7:28 pm

Submitted by:
Date: September 2, 2021
To: Planning Commission
From: Heather Austin, AICP, Consulting Land Use Planner
Subject: Discussion of Code Updates and Changes

The Planning Commission will resume work sessions on code updates when public meetings return to an in-person format.

At this time, staff will continue to compile development code chapters and sections that the Commission would like to review and/or update.

The code sections under review at this time include:

§155.012 Definitions
§§155.045-057 Design Review
§§155.140-142 Zoning Districts
§155.143 Zoning Use Table
§§155.155-160 R-7.5 Zoning District
§§155.175-180 R-5 Zoning District
§§155.195-200 R-2.5 Zoning District
§§155.275-280 M-1 Zoning District
§§155.295-298 M-2 Zoning District
§§155.485-488 Duplex Triplex and Attached Two Single Family Dwellings
§§155.610-614 Planned Unit Development
§§ 155.670-676 Off-Street Parking and Loading

Question for discussion at the September Planning Commission meeting:

Are there other code sections or land use topics you would like to add to the list?
<table>
<thead>
<tr>
<th>PERMIT #</th>
<th>RECEIVED</th>
<th>TYPE/BP/FN/SN/ROW/etc</th>
<th>APPLICANT</th>
<th>DESCRIPTION/TYPE</th>
<th>ADDRESS</th>
</tr>
</thead>
<tbody>
<tr>
<td>21-070</td>
<td>8/19/2021</td>
<td>New Home</td>
<td>Lennar Homes</td>
<td>Type 1- New Structure lot 29</td>
<td>31393 NW North Ave</td>
</tr>
<tr>
<td>21-071</td>
<td>8/19/2021</td>
<td>New Home</td>
<td>Lennar Homes</td>
<td>Type 1- New Structure lot 30</td>
<td>31413 NW North Ave</td>
</tr>
<tr>
<td>21-072</td>
<td>8/19/2021</td>
<td>New Home</td>
<td>Lennar Homes</td>
<td>Type 1- New Structure lot 31</td>
<td>31417 NW North Ave</td>
</tr>
<tr>
<td>21-073</td>
<td>8/19/2021</td>
<td>New Home</td>
<td>Lennar Homes</td>
<td>Type 1- New Structure lot 32</td>
<td>31423 NW North Ave</td>
</tr>
<tr>
<td>21-074</td>
<td>8/19/2021</td>
<td>New Home</td>
<td>Lennar Homes</td>
<td>Type 1- New Structure lot 33</td>
<td>31431 NW North Ave</td>
</tr>
<tr>
<td>21-075</td>
<td>8/19/2021</td>
<td>New Home</td>
<td>Lennar Homes</td>
<td>Type 1- New Structure lot 34</td>
<td>31439 NW North Ave</td>
</tr>
<tr>
<td>21-076</td>
<td>8/19/2021</td>
<td>New Home</td>
<td>Lennar Homes</td>
<td>Type 1- New Structure lot 35</td>
<td>31447 NW North Ave</td>
</tr>
<tr>
<td>21-077</td>
<td>8/19/2021</td>
<td>New Home</td>
<td>Lennar Homes</td>
<td>Type 1- New Structure lot 36</td>
<td>31457 NW North Ave</td>
</tr>
<tr>
<td>21-078</td>
<td>8/19/2021</td>
<td>New Home</td>
<td>Lennar Homes</td>
<td>Type 1- New Structure lot 37</td>
<td>31461 NW North Ave</td>
</tr>
<tr>
<td>21-079</td>
<td>8/19/2021</td>
<td>New Home</td>
<td>Lennar Homes</td>
<td>Type 1- New Structure lot 38</td>
<td>31548 NW Brooking St</td>
</tr>
<tr>
<td>21-080</td>
<td>8/19/2021</td>
<td>New Home</td>
<td>Lennar Homes</td>
<td>Type 1- New Structure lot 39</td>
<td>31524 NW Brooking St</td>
</tr>
<tr>
<td>21-081</td>
<td>8/19/2021</td>
<td>New Home</td>
<td>Lennar Homes</td>
<td>Type 1- New Structure lot 40</td>
<td>30938 NW Brooking St</td>
</tr>
<tr>
<td>21-082</td>
<td>8/19/2021</td>
<td>New Home</td>
<td>Lennar Homes</td>
<td>Type 1- New Structure lot 41</td>
<td>30950 NW Brooking St</td>
</tr>
<tr>
<td>21-083</td>
<td>8/19/2021</td>
<td>New Home</td>
<td>Lennar Homes</td>
<td>Type 1- New Structure lot 42</td>
<td>31522 NW Brooking St</td>
</tr>
<tr>
<td>21-084</td>
<td>8/19/2021</td>
<td>New Home</td>
<td>Lennar Homes</td>
<td>Type 1- New Structure lot 43</td>
<td>31534 NW Brooking St</td>
</tr>
<tr>
<td>21-085</td>
<td>8/19/2021</td>
<td>New Home</td>
<td>Lennar Homes</td>
<td>Type 1- New Structure lot 44</td>
<td>31552 NW Turel Dr</td>
</tr>
<tr>
<td>21-086</td>
<td>8/19/2021</td>
<td>New Home</td>
<td>Lennar Homes</td>
<td>Type 1- New Structure lot 45</td>
<td>31544 NW Turel Dr</td>
</tr>
<tr>
<td>21-087</td>
<td>8/19/2021</td>
<td>New Home</td>
<td>Lennar Homes</td>
<td>Type 1- New Structure lot 46</td>
<td>30954 NW Turel Dr</td>
</tr>
<tr>
<td>21-088</td>
<td>8/19/2021</td>
<td>New Home</td>
<td>Lennar Homes</td>
<td>Type 1- New Structure lot 47</td>
<td>30942 NW Turel Dr</td>
</tr>
</tbody>
</table>