



Planning Commission Meeting

November 25, 2019

CALL TO ORDER: Randy Cranston called the Sublimity Planning Commission meeting to order at 6:00 PM. Other members present: Dolores Morris Joe Wolf, Ron Etzel, and Shelby Walker. Staff present: Katie Scott, City Recorder; Alan Frost, Public Works Director; Myrna Harding, Office/Finance Manager; Lisa Brosnan, City Planner; and Dan Lawler, Attorney. The Pledge of allegiance was said. There was 13 persons in the audience.

Additions or Modifications to the Agenda: None

Comments from the Public: None

PUBLIC HEARING: DEVELOPMENT CODE AMENDMENT LA 2019-01 – An amendment to the Sublimity Development Code to include changes to definitions, standards, and procedures affecting all zoning districts. Proposed amendments include but are not limited to: reduced maximum coverage allowance, increased setback requirements in some zones, increased lot width requirements for townhomes, 24 month waiting period for street disruptions after paving, increased submittal requirements, elimination of Planned Unit Developments as a development option, minor changes for clarification and continuity.

Randy Cranston opened the Public Hearing at 6:04 pm. Lisa Brosnan, Planner with the Mid-Willamette Valley Council of Governments, read the required items onto the record and presented the prepared staff report.

Randy opened the hearing to comments from the public.

Randy asked for testimony in favor: None

Randy asked for testimony in opposition:

- Bradley Reardon questioned reducing setbacks for townhomes. He was informed that these changes were made to correct errors in the code.

Randy asked for those whom are neutral:

- Mark Erdman, Home Builders Association of Marion and Polk Counties. Has a few issues of concern regarding the subdivision application requirements. First being grading and topographical changes, what does this mean? Does the developer need to have a site plan designed before the subdivision has been approved? There is no City in the area that requires this level of detail at the time of pre-app. He would like to know what the reasoning for this is. He also expressed concern over requiring the developer to dedicate 7% parkland along with parks system development charges (SDCs) and whether this is legal to do. Joe Wolf gave information on the subdivision application requirements. Dan Lawler informed that the City may require parkland dedication as well as SDCs.
- Rich Fry stated that some of the requirements would be very costly. He also commented on park land dedication. The city would have to pay a large amount of money for an appraisal on a property that was just sold.
- Jeff Gries commented on the proposed 40-foot setback in the commercial zone. He would like clarification on this matter.
- Bradley Reardon expressed concern in Hassler Farm of the large dirt pile that backs the phase 1 of Hassler. He is in support of having a preliminary plat made available and presented to the Planning Commission.

- Valerie Bell would like clarification on the street pavement cutting. Randy noted that this would be in a new subdivision, or regarding new paving.

Randy closed the public comment portion of the hearing at 6:43 PM.

Discussion amongst the Planning Commission:

Joe Wolf asked about clarifying that the 40-foot setback of commercial zone does not apply to the overlay area. No, this should apply to the industrial zone.

Ron Etzel asked to discuss the park land dedication. Joe Wolf asked for clarification on the SDC Portion. Dan Lawler noted that there is no law that would prohibit the City from requiring park land dedication as well as SDC fees. The City can provide updated findings to the SDC Methodology if wanted. Randy Cranston commented that he would like to remove the changes made to the park land dedication portion until a formula can be placed in front of the Planning Commission to show equitability between land and cash in lieu of. He would like to remove the option to take cash. Joe noted that if we are taking land, then the City must pay the developer to put utilities onto the property. Randy noted that if the City does require an appraiser, then the developer should pay for it. Ron noted that he believes the changes should remain. The Planning Commission agreed to strike out the changes regarding park land dedication and let the City Council decide on the matter.

Joe would like to remove the changes to the HB 2001 if it only applies to Cities large than 5,000 in population. Lisa will investigate this further to ensure that the City does not fall under this requirement of the State. If it does, it will be returned to the changes for the City Council meeting on December 9th.

There was discussion of charging a fee for street disruptions within the 24-month period.

Lisa listed the changes to be made as follows:

Add language to include parking and occupancy requirements of ADUs. Remove the language regarding a fee in lieu of park land dedication and how it would be established. Add the wording "conceptual" on page 134 section 3.107.02B to numbers two, three, and four. Also remove the language that says electrical and franchise utilities under number four.

MOTION: Shelby Walker made a motion to recommend to the City Council approval of the Development Code Amendments LA 2019-01 as modified to reflect the changes made by the Planning Commission. Seconded by Dolores Morris. 5 ayes, motion carries.

Randy closed the public hearing at 7:32 PM.

Randy called for a recess at 7:32 PM.

Randy called the meeting back to order at 7:47 PM.

Presentations/comments from the public: Wayne Stedronsky commented on the park land dedication.

Planning Commission Meeting Minutes: October 28, 2019:

MOTION: Joe Wolf made a motion to approve the minutes from the October 28th meeting. Seconded by Shelby Walker. 5 ayes, motion carries.

Planning Commission Meeting Minutes: November 6, 2019:

MOTION: Ron Etzel made a motion to accept. Seconded by Shelby Walker. 5 ayes, motion carries.

Joe Wolf asked for an update on the Councils movements on the recommendations from the PC. Staff is currently contacting people regarding the transportation plan and street inventory. Cascade Sound and electrical has come in to get a bid on the IT for Council chambers. There was discussion of obtaining land for the extension of Melrose Street.

The Planning Commission meeting in December was cancelled.

ADJOURNMENT: Ron Etzel moved to adjourn the meeting. Seconded by Joe Wolf. 5 ayes, motion carries. Meeting adjourned at 8:14 PM.