

CALL TO ORDER The meeting was called to order by Dave Pederson at 7:00 p.m.

ROLL CALL Roll was called and Commission members present were: Carol Kowash, Carrie Mendell, Dave Pederson, Doris Stefani and Bob Wilson. Absent was: President Chuck Lerwick.

Also present were: City Attorney Lane Shetterly, Community Development Director Jason Locke, Planner John Swanson and Recording Secretary Laurie Roberts.

APPROVAL OF MINUTES Dave Pederson called for any corrections or changes to the minutes of the regular meeting of October 14, 2008 and workshop of November 6, 2008. Hearing none the minutes were approved as presented.

PUBLIC COMMENT Dave Pederson called for any public comments not related to the agenda items. There were none.

ELECTION/ APPOINTMENT Dave Pederson opened the nominations for Vice President. Carol Kowash made a motion to nominate Dave Pederson for Vice President. There were no other nominations so Mr. Pederson closed the nominations. The motion to elect Dave Pederson as Vice President was seconded and passed unanimously.

Vice President Pederson explained the Hearing Guidelines and stated that copies of the guidelines were available at the door. There were no questions regarding the hearing guidelines.

Vice President Pederson called for declarations of ex-parte contacts, conflicts of interest, or site visits; there were none voiced.

PUBLIC HEARINGS:

PARTITION PROFITT A public hearing on the application of Robert D and Irene M Profitt, owners, to consider a Partition of one lot into 2 lots for Tax Lot 7.5.28BD 11500, at 350 NE Evergreen Court, in an RS, Residential Single Family, zone.

350 NE EVERGREEN CT The staff report was presented into the record by John Swanson. He stated the same partition application was approved in 2006 but the plat was not recorded; therefore, the application expired after one year.

Vice President Pederson called for the applicant's presentation.

Irene Profitt, 350 NE Evergreen Court Apt 2, explained that the property was difficult to sell as one piece and so they decided to split it a couple years ago. She stated there is a potential buyer and they have a surveyor to complete the project.

Vice President Pederson called for speakers in favor of the request.

Bill Woodrum, 1110 Reuben Boise Road, stated he is in favor of the application. He noted the property has been vacant since 1985 and provides an opportunity for new condos and townhomes for Dallas and the utilities are already there for it.

Vice President Pederson called for speakers in opposition to the request. There were none.

Comments or questions were called for. There were none.

Questions by Commission members were called for. There were none.

The Public Hearing was closed for discussion by Commission Members.

Bob Wilson made a motion to approve the request as presented in the staff report with the four (4) listed conditions. The motion was seconded and carried unanimously.

Vice President Pederson announced there is a 10-day waiting period before the application becomes final.

PARTITION

A public hearing on the application of Ron Schulson, applicant, and Jerry L Flaming and Christine A Flaming, owners, to consider a Partition of one lot into 2 lots for Tax Lot 7.5.34CO 700, at 1500 SE Willow Lane, in an RA, Residential Agriculture, zone.

FLAMING /
SCHULSON

The staff report was read into the record by John Swanson. He explained the conversion plan requirements and that it is not part of the actual application.

1500 SE

WILLOW LN

Vice President Pederson called for the applicant's presentation.

Ronald Schulson, 4508 Van Well Road, stated the partition is presented and he prepared the conversion plan as the land surveyor and has complied with staff requirements.

Jason Locke asked if he is comfortable with the conversion plan. Mr. Schulson replied he is, and stated the floodway is partially unbuildable.

Vice President Pederson called for speakers in favor of the request.

Jerry Flaming, 2095 E Devils Lake Road, stated he inherited this piece of property from his parents 15 years ago and built the house. During his divorce there was a great discrepancy in the value and he was advised to split the property and sell off the other piece to settle the matter.

Vice President Pederson called for speakers in opposition to the request. There was none.

Comments or questions were called for. There were none.

Questions by Commission members were called for. There were none.

The Public Hearing was closed for discussion by Commission Members.

Carol Kowash asked if the floodway would be clarified upon subdivision. Mr. Locke replied yes. Mr. Pederson asked who determines that. Mr. Locke explained that FEMA does the flood maps that determine that.

Vice President Pederson re-opened the hearing.

Mr. Flaming explained that before they could build their house there was lots of surveying done because the old floodway was very outdated. He added that the floodplain had to be resurveyed, which was done by Boatwright Engineering, so current information is available.

The hearing was closed for further discussion.

Bob Wilson made a motion to approve the request as presented in the staff report with the four (4) listed conditions. The motion was seconded and carried unanimously.

The Vice President Pederson announced the period to appeal the Commission's decision; 10 days following the date of the letter stating said decision is mailed to the participants.

CONDITIONAL USE A public hearing on the application of LS Construction Co, applicant, and Les Schwab Tire Centers of Portland, owner, to consider a Conditional Use to allow four storage contains for Tax Lot 7.5.28CC 801, 121 Main Street, in an CG, Commercial General, zone.

POSTPONED TO 12/9/08 This application was postponed to 12/9/08.

OTHER BUSINESS

Review Code Assistance Draft Action Plan Jason Locke reviewed the Code Assistance – Draft Action Plan that was provided to the Commission members. He explained the process so far and the individuals involved. The first page had key items that should be looked for. Pages 2-3 dealt with making the Code unified.

Dave Pederson asked if Mr. Locke agreed with Cursory comments, and stated he was really impressed and understands how it gets changed over time. Mr. Locke explained the second step of putting together a new Code based on the outline that shows how the unified Code is organized. Further, decisions will need to be made, especially how it relates to the future Node developments, and eliminate the current obstacles.

Mr. Shetterly asked about the TSP code amendments. Mr. Locke confirmed the TSP conforms with the model Code.

Ms. Kowash asked about historic properties. Mr. Locke explained that those categories fall under the State Goal #5, and we have not done an historic inventory. He noted there are some protections for specific buildings but no ordinances. He added that we do not have a wetlands inventory that ultimately goes into the Comprehensive Plan, and the subsequent ordinances go in the Code; however, those are outside the scope of the review group. They will be added where applicable or they will be changed.

Mr. Locke explained the process: agreement with the outline, draft a new code, meetings and public workshops, and upon final draft, we will go through the public hearing process with the Planning Commission and then the City Council. The time frame is January to June, approximately a 6 month period. He added that everyone will be familiar and adjustments can be made as we go along, and then the approval process should go quickly. They are making it more user friendly and as simple as possible.

Ms. Mendell questioned possible roadblocks. Mr. Locke replied he expects none, but it will require a certain amount of education and understanding how this works, and to allow flexibility and uses throughout the city with the desired result. Mr. Locke advised that he is always available for questions/comments.

Mr. Locke explained that this is cursory and there will be a joint meeting with the Planning Commission and the City Council where the consultant will be present to answer questions. The consultants will provide the model code following good practices, bridge the gap and ask if you want to move forward. The Planning Commission and Council will decide if we are going the right direction and approve funding for Phase II, which is the main reason for the January meeting. In response to a question about Euclidian zoning, Mr. Locke explained Euclidian, and stated we are going toward performance based.

Mr. Locke advised that the December 4th meeting is a workshop that is open to the public. Mr. Swanson confirmed that Phase 1 is the analysis and Phase II is the revisions.

Ms. Kowash asked if the model code is the basic layout of the Code. Mr. Locke explained the principles upon which the model code is revised, the link between land use and transportation, and more result-oriented than we have now and macro-view. He concluded that he will provide more information as it becomes available.

Ms. Kowash asked how the downtown group fits into the planning. Mr. Locke explained that there are stakeholders interested in the downtown and they presented issues such as parking. The Chamber is a conduit to the downtown group, which is not a stakeholder group. He added that we want to make sure that there is some overlap and input from stakeholders.

Training

Mr. Locke advised that due to the holidays, the training for the Planning Commission would be held the 3rd or 4th week of January and the Council will be invited.

There being no further business, the meeting was adjourned at 7:45 pm.

Approved by the Planning Commission.



President

12-9-08

Date