

CALL TO ORDER The meeting was called to order by President Chuck Lerwick at 7:03 p.m.

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

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

APPROVAL OF MINUTES President Lerwick presented the minutes of the regular meeting of November 12, 2008 and workshop of December 4, 2008. A motion was made to approve the minutes as presented. The motion passed unanimously.

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

PUBLIC HEARINGS: President Lerwick explained the Hearing Guidelines and stated that copies of the guidelines were available at the door. There were no questions regarding the hearing guidelines.

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 containers at 121 Main Street, Tax Lot 7.5.28CC 801, in a CG, Commercial General, zone. Opened at 7:05 p.m.

LS CONSTRUCTION CO/
LES SCHWAB TIRE CENTERS OF PORTLAND
121 MAIN ST President Lerwick called for declarations of exparte contact, site visit, or conflict of interest. There were none voiced.

The staff report was presented into the record by John Swanson. He showed an additional slide of the landscape plan provided after the staff report. President Lerwick asked for any questions of the staff.

President Lerwick called for the applicant's presentation.

Dan Furrer, Les Schwab Tire Stores, 121 Main Street, explained the storage containers are to help facilitate the operations. He stated they concur with the staff report and agree with the conditions.

Comments or questions by the Commission were called for.

Mayor Fairchild suggested the containers be painted on the southern side to match. Mr. Furrer stated there would be a fence across the south side and a security gate. Mr. Swanson noted that the fence doesn't show on the landscape plan on the south side. Discussion was held about the preference for either painting or a sight-obscuring fence for the south side of the containers.

In response to questions, Mr. Furrer stated there are other Les Schwab locations that have containers and this should take care of all storage for old and new tires in the foreseeable future. Mr. Lerwick noted that all the Les Schwab locations he has visited are real nice so he is not concerned.

Mr. Shetterly clarified the location of the fence and vegetation and agreed that a condition could be added for a sight-obscuring fence on the south side.

President Lerwick called for any persons wanting to speak on the application. He called for questions by the Commission. There were none voiced.

President Lerwick closed the public hearing at 7:18 p.m.

President Lerwick called for deliberation by Commission Members.

Dave Pederson made a motion to approve the request as presented in the staff report with the seven (7) listed conditions and an added condition that the sight-obscuring fence also be installed on the south side of the storage containers. The motion was seconded and carried unanimously.

President Lerwick announced there is a 10-day appeal period from the date of written notice of the decision before the application becomes final.

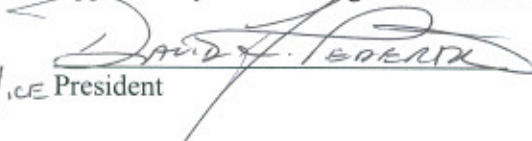
Other Business

Feedback on the Joint Development Code Workshop

Jason Locke led discussion about the joint workshop of the City Council and the Planning Commission regarding the draft Development Code. Comments shared indicated a consensus that the joint workshop was good and more should be held, and it showed the different roles of the two groups and the importance of each. Discussion was held about details of the code assistance process and problems with the current Code and procedures. In response to questions, Mr. Locke and Mr. Shetterly explained their perspectives about the state uniformity of development codes, which could reflect a model code based on state statutes that still allows local flexibility and vision.

There being no further business, the meeting was adjourned at 7:54 p.m.

Approved by the Planning Commission.


VICE President


Date