

GLADSTONE CITY COUNCIL/PLANNING COMMISSION
JOINT WORK SESSION
CITY HALL COUNCIL CHAMBERS
OCTOBER 15, 2013

ROLL CALL

The following city officials answered the roll call: Mayor Wade Byers and Councilors Hal Busch, Kari Martinez, Thomas Mersereau, Lendon Nelson and Neal Reisner; Commissioners Chair Tamara Stempel, Michele Kremers, Pat McMahon, Craig Seghers, Kim Sieckmann, and Kirk Stempel.

Absent: Councilor Ray Jaren

STAFF

Pete Boyce, City Administrator; David Doughman, City Attorney; City Planner Clay Glasgow; and Jolene Morishita, Assistant City Administrator.

Mayor Byers lead the flag salute.

BUSINESS FROM THE AUDIENCE

None

REGULAR AGENDA

1. Planning Commission's Review of Zoning Code. Pete Boyce, City Administrator reported he has had several conversations regarding the Comprehensive Plan. He is asking Council for guidance as to what they want the Planning Commission to do with the Comp Plan.

Councilor Mersereau noted at the last meeting the Mayor asked the Planning Commission to review codes and do an evaluation regarding land uses that people do not want in Gladstone (track redevelopment, encourage sustainability, review policies to include sustainability, mission, and value statements, strengthen the nuisance code). He asked if the Planning Commission addressed any of these issues. Answer: No, the Commission ran into a snag because of the sustainability portion of the request. It would require some Comprehensive Plan changes. In order to review the Comprehensive Plan it would be very expensive and they didn't want to proceed without the authority to do it.

Commission Chair Tamara Stempel reported she has reviewed the new Molalla Comp Plan, Lake Oswego Comp Plan and the West Linn Comp Plan and suggested that the City model their plan after some other recently redone Comp Plans. Most of the changes involve sustainability and updating of things that are not relevant today.

- The zoning code must be consistent with the Comprehensive Plan
- What are the things that need to be changed; make a list to be used as guide

City Planner Clay Glasgow stated the Comp Plan and Zoning Code are different documents. There can be changes made to the Zoning Ordinance without running it through the Comp Plan. The original (1979) state mandated Comp Plan was minimally changed in 1995 to include the

Transportation System Plan. He would look at the Comp Plan separate from the Zoning Ordinance; however, it can be done along with the Zoning Ordinance. Put in a chapter on sustainability and then weave sustainability throughout the document. It is not necessary to make a lot of changes to the Zoning Ordinance.

- It was suggested to make reasonable zoning changes and keep track of comprehensive plan issues.
- What aspects of sustainability would require a Comp Plan change? There are so many aspects of sustainability, urban planning, landscaping, sidewalks, community support, financial support, buildings, basically efficient use of the land and other resources. The sustainability element would have to be addressed at the Comp Plan level. It can be done through density, design standards, mixed use, energy efficiency, transportation, etc. There are financial benefits associated with people during the development. It can be woven throughout the Comp Plan. The City does not have to start from scratch; a model can be used and it can be personalized to what the City wants.
- Gladstone has the third highest rate of households below poverty in the County. The median income in the City is half of what it is in Happy Valley, Lake Oswego or West Linn. What can the City afford to do in respect of its populous and how much can be changed given what the City has. It would be nice to have all these great plans, but if it drives housing prices up or drive economic situations to a place where the people who are living here now can't live here, there is a problem. There needs to be a balance between doing things and keeping in mind the residents of the City. There needs to be a plan that will help feed and support the community. Maybe the community doesn't want things to be prettier, maybe they want to keep what they have in good shape. Small changes like lighting and sidewalks will help support pride in the City. People will start taking care of what they have and make sure other people take care of theirs too.
- Council was asked to give the Planning Commission support as to the amount of Comp Plan changes necessary to implement the divisions that the Planning Commission can come up with.
- Proactive code enforcement for Landlord/Tenant issues. It would be great to adopt some of Lake Oswego codes; they have gotten rid of these types of issues.
- Review codes to clarify their meaning. Make the language simple and straight-forward. Clear vision is a code that could be reviewed now and doesn't require a comprehensive plan change.
- Other codes to be addressed are a better definition of retail, restaurants (Napoleon's), tenants, and owner's pride.
- The City working with the residents of Gladstone will improve the pride and help solve the issues regarding code enforcement.
- Mayor Byers suggested the Planning Commission start with some obvious problems with the zoning and nuisance codes.

The Planning Commission was asked to start with Chapter 17 and work on commercial zones as a way to increase the assessed valuation. The Commission could also create an inventory of the various zones and types of land use currently in the City and upgrade the commercial zones. Another project would be to look at the parking codes in the C2, downtown area. The Commission will meet with the Council on January 28, 2014 with what they have accomplished in the months of November and December.

2. Discussion of Possible Increase of Commercial Zoning Areas.

- The Winterbrook study indicated there is nothing on the books that would restrict development on McLoughlin Blvd. Concerns were raised about redevelopment on McLoughlin Blvd including things Gladstone residents don't want.
- If you change some residential zones to commercial, expect there to be redevelopment. If the houses are changed to a business (auto mechanic garage) the business may not be worth what the houses were worth and it may not buy into the sustainability aspect that the City is trying to implement.

3. Other Discussion

City Planner Glasgow was asked to look at the new house on Harvard and Gloucester to see if the variance between the house and the property line meets requirements.

It was asked if the City has seedlings off the Powwow Tree? Mayor Byers said he collects seeds every year. He will bring some in.

Councilor Mersereau stated he felt the group had a great discussion tonight. There were a lot of issues discussed and a good plan going. He would like to see communication continue between the City Council and the Planning Commission.

Commissioner Sieckmann asked the Council about the idea of having the code enforcement officer attend the Planning Commission meetings. Mayor Byers stated it is a discussion between the enforcement officer and the Chief, not the Planning Commission.

Adjourn

The joint City Council/Planning Commission worksession adjourned at 9:00 p.m.

Approved by the Mayor this 14 day of January, 2017.

Wade Byers
Mayor

Attest:
Commissioner
Assistant City Administrator