

MINUTES OF PLANNING COMMISSION MEETING – April 15, 2014

Call to Order at 7:00 p.m.

Roll Call: The following Planning Commission members answered the roll call: Chair Tamara Stempel, Kevin Johnson, Pat McMahon, and Kim Sieckmann.

Absent: Michele Kremers, Craig Seghers, Kirk Stempel

Staff: Clay Glasgow, City Planner; David Doughman, City Attorney; and Jolene Morishita, Assistant City Administrator.

Chair Tamara Stempel lead the flag salute.

Consent Agenda:

1. Minutes of March 18, 2014 Meeting

Commissioner Kim Sieckmann moved and Commissioner Pat McMahon seconded a motion to approve the consent agenda consisting of the minutes of March 18, 2014 as presented.

Motion carried unanimously.

Regular Agenda:

2. Public Hearing: Continuation from February 18, 2014 hearing: Z007-14-CP/Z0018-14-Z; Comprehensive Plan Amendment from Single Family Residential to Open Space and Zone Change from Single Family Residential R7-2 to Open Space OS.

City Attorney Doughman reported Council at its last meeting, after an executive session on the issue of the plan amendment and zone change, directed the City Attorney to inform the Planning Commission that Council wishes to postpone and continue the application for right now. There were some issues with the application. The consensus was that Council would ask either the Planning Commission and/or Parks Board look at alternative parks in the City for the dog park. There was testimony from Scott Tabor, Public Works Supervisor that a possible good location for the dog park in Meldrum Bar. He recommends the Planning Commission continuing this issue for three months.

City Planner Clay Glasgow explained if this issue comes back in a different form, it will come before the Planning Commission, subject to land use approval (design review).

Chair Tamara Stempel cautioned the Commission about exparte contact, etc.

Commissioner Pat McMahon moved and Commissioner Kevin Johnson seconded a motion to continue Z007-14-CP/Z0018-14-Z; Comprehensive Plan Amendment from Single Family Residential to Open Space and Zone Change from Single Family Residential R7-2 to Open Space OS to July 15, 2014.

Motion carried unanimously.

3. Public Hearing – Z0091-14-D; Design Review for Armstrong Volkswagen – remodel showroom, re-grading and surfacing a portion of the site, interior upgrades. Subject property is zoned C-3, General Commercial at 20000 McLoughlin Boulevard, at the intersection of McLoughlin Boulevard with Arlington Street (Design Review application attached separately). Chair Stempel opened the public hearing at 7:10 p.m. She explained the hearing format and asked if there were any ex-parte contacts, bias or conflicts of interest to declare.

Commissioners were asked if they visited the site; all of the commissioners have visited the site.

Chair Tamara Stempel asked the audience if there were any objections to the Council's jurisdiction to consider this matter. There was no response. She asked if they wished to make a challenge of any council member's impartiality or ability to participate. There was no response.

Staff Report: City Planner Glasgow reported this proposal involves remodeling the development to include re-grading and re-surfacing a portion of the site and interior upgrades to the showroom and service reception areas. He has reviewed the criteria and made findings. All of the approval criteria have been met.

Questions from the Commissioners:

- Is the reference on Page 3-6, Subsection 17.46020.6 and 17.46020.7 correct? Answer: City Planner Glasgow stated it is an incorrect reference. He will correct them in the decision.

Applicant Presentation: Kendra Kozak, Access Design Group, 11104 SE Stark Street, Portland stated they are the applicant's representative for Armstrong Volkswagen. They have been working with staff on this submittal and they think it will be a great addition to the neighborhood.

Questions from the Commissioners:

- The applicant is using a big percentage of corrugated metal on the building. Is this too much metal? Answer: City Planner Glasgow noted the intent is not to prohibit metal siding, but not to have a complete metal building. What is presented here is architectural.
- Has the applicant considered any other materials in place of the corrugated metal? Answer: Ms. Kozak stated the photo rendering is an interpretation, not accurate representation of the actual material. The siding they are proposing is a high-quality material. There are alternative materials. One option that would be available is leaving it as it is. Right now the exterior of the building is EIFS; however there are portions of the building that are cracking. This would be an improvement to what is there now. City Planner Glasgow stated he agrees the EIFS looks old; the Commission is allowed to consider specific high-image metal materials.
- Page 3-4, establishes that all utility lines shall be placed underground; however the findings indicate, "...unless prohibited by utility service provider." Is this an option in

the Code? Answer: City Planner Glasgow stated "unless prohibited by utility service provider" should be deleted.

- There will not be construction on the south side of the building, but it will be refaced. It does not meet windows requirement, "...Ground floor windows shall be required on walls fronting public streets." Answer: Ms. Kovak stated the majority of the south side of the building is the service garage, existing unreinforced masonry. Poking holes through that is not a good idea. There are currently four large trees blocking the view from the street. City Planner Glasgow stated he does not think this change is anything to the level where the Commission can impose conditions in areas that are not part of the application.
- Are pavers considered landscaping? Answer: City Planner Glasgow stated he didn't see anything in the landscaping section that would prevent pavers. Ms. Kovak stated the pavers allow stormwater to infiltrate through which actually reduces the impervious service that is currently on the site. Visually they are very attractive. They would have a positive impact on pedestrian circulation and make the site look really nice.
- Will these pavers serve as a service area, parking area or plaza? Answer: Ms. Kovak stated it would serve as both service and parking. Primarily it will be a vehicle display plaza but it is also serving as access for the customers as adjacent parking.

Public Testimony in Favor: None.

Public Testimony in Opposition: None.

Applicant Rebuttal: None.

Commission Discussion and Decision:

Commissioner Kim Sieckmann stated he does have concerns about the permanent pavers. He feels that landscaping consists of plants, re-oxygenation of the air, as well as drainage and water filtration. It was noted that the pavers are going in because they are short of landscaping space. There is a wall on the side of the fire station that has plants growing on it that is classified as landscaping. If there is no problem with the landscaping on the side of a building, there is no problem with using the pavers. The code states landscaping as, "the improvement of land by means such as, but not limited to contouring, plantings, fencing and the placement of outdoor structures." City Planner Clay Glasgow stated he does not think the pavers are prohibited; however whether you can park cars on it is the issue.

City Planner Glasgow stated there is less than 1,000 sqft of structural addition so they are subject to an additional 3% of landscaping. The pavers are being used to get to the 3%. It was determined the applicant is adding 1,000 sqft of landscaping without the permeable pavers which give an additional 1.5% landscaping.

Tim Bruner, Access Design Group, 1110 SE Stark Street, Portland is the project architect for the applicant. One of the concerns is whether these pavers would set a precedent. They are

trying to create a positive way of taking care of water in a public plaza, retail area, not a parking lot. This is not a parking area, not a place where customers park. He does not feel by approving this it would allow someone to put these pavers over their entire site. This is meant to be a display and public plaza area, a nicer place than the asphalt paving. He suggested adding to the plaza design raised planters in strategic places to soften the hardscape.

It was asked the cost between pavers and asphalt. Answer: Mr. Bruner stated it would be three times the cost of asphalt.

Commissioner Pat McMahon moved and Commissioner Kim Sieckmann seconded a motion to close the public hearing.

Motion carried unanimously.

Commissioner Kim Sieckmann moved and Commissioner Pat McMahon seconded a motion to recommend approval of File Z0091-14-D; Design Review for Armstrong Volkswagen – remodel showroom, re-grading and surfacing a portion of the site, interior upgrades with the conditions as written with the exception of the edit on #4, deleting, "...unless prohibited by the utility service provider."

Motion passed unanimously.

4. Public Hearing: Z0096-14-D; Design Review to convert half of duplex to commercial use, Brenda Laam. Subject property is at 785 Portland Avenue in the C-2 Zone, Community Commercial.

Staff Report: City Planner Glasgow reported this proposal is to convert a residence – in this case one half of a duplex, into commercial use. The other unit will remain residential. Proposed use for the converted site is retail sales along with a coffee shop. The application meets all relevant criteria.

Questions from the Commissioners: None.

Applicant Presentation: Brenda Laam, 4603 SE Glen Echo stated she would like to put in a café and vintage shop with an outdoor patio. She has no intention of competing with the other coffee business. She will try to stick clear of coffee.

Ms. Laam stated she would like to use a different material on the fencing out front. The original design listed iron with cement pillars and she would like to use a black composite. The front of the shop will be a different color and the French doors and doors will be painted black with clear glass. She would like to use a black composite material to build the fencing pieces with possible black pots in between and using either tinted or clear acrylic pieces

Questions from the Commissioners:

- Section 4-4 regarding trash disposal indicates new construction. This is not new construction; how does that affect the application? Answer: Ms. Laam stated she talked to Gladstone Disposal and there will be building screening for the trash disposal area. It will be located on the back where the garbage needs to go out to the Gloucester Street to be picked up. It will be separate and not shared with the tenant.
- City Planner Glasgow asked that Ms. Laam get a letter from the Gladstone Disposal Company that indicated they are okay with the screening plan.
- Has the bicycle parking spot been located? Answer: Ms. Laam stated she has plans outside of the fence in between the driveway for bike parking as well as a place to hook up your dog with some water.
- Will there be parking on the driveway? Answer: Ms. Laam said no. She would like to use that portion to feed the kids that are off-campus in a quick and timely manner. There will be a little seating out there.

Commissioner Kim Sieckmann moved and Commissioner Kevin Johnson seconded a motion to close the public hearing.

Motion carried unanimously.

Commission Discussion and Decision:

Commissioner Kim Sieckmann asked if there are any provisions for a sign. Answer: City Planner Glasgow stated there is a standard condition that the applicant must meet the sign code. He will add to the condition "..., as approve by staff."

Commissioner Kim Sieckmann asked for clarification of Condition #12, "...the property is not allowed to connect directly to the Tri-City force main." Answer: City Planner Glasgow stated he will delete the last sentence.

Commissioner Kim Sieckmann moved and Commissioner Pat McMahon seconded to recommend for approval File# Z0096-14-D; Design Review to convert half of duplex to commercial use, Brenda Laam. Subject property is at 785 Portland Avenue in the C-2 Zone, Community Commercial with the recommended conditions of approval with the exception of: Condition #5, delete word, "...unless provided by the utility service provider; Page 4-8, should read "...right-of-way is adequate on Portland Avenue and full improvements exist on the Gloucester frontage; Condition #9, add "..., and approved by staff;" and Condition #12, delete the last sentence.

Motion carried unanimously.

5. Work Session: Gladstone Code Review. Chair Tamara Stempel asked that the code review be done at the next meeting when there is a full commission.

It was asked that more information be provided on the clear vision codes. City Planner Glasgow stated he would bring it in at the next meeting. Discussion followed on whether to retain the clear vision codes in nuisances.

Other Business: None.

Upcoming Commission Considerations: Chair Tamara Stempel asked if Gladstone will be affected by the FEMA Floodplain lawsuits. City Attorney Doughman stated that eventually the issue will need to be addressed.

Business from the Commission: Gladstone Cultural Festival is coming up.

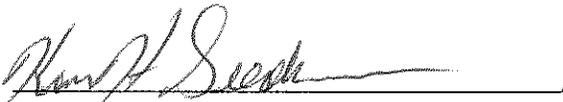
Adjourn:

Commissioner Kim Sieckmann moved to adjourn the April 15, 2014 Planning Commission meeting. Commissioner Kevin Johnson seconded the motion.

Motion carried unanimously.

Chair Tamara Stempel closed the Planning Commission meeting of April 15, 2014 at 8:45 p.m.

Minutes approved by the Planning Commission this 27 day of may, 2014.

 _____, Kim Sieckmann, Vice-Chair