

GLADSTONE PLANNING COMMISSION MEETING MINUTES of July 19, 2016

Meeting was called to order at 6:30 PM.

ROLL CALL:

The following City officials answered roll call: Commissioner Kirk Stempel, Commissioner Natalie Smith, Commissioner Malachi de AElfweald, Commissioner Les Poole, Commissioner Richard Hoffman and Chairperson Tammy Stempel.

ABSENT:

None.

STAFF:

Jacque Betz, Assistant City Administrator; David Doughman, City Attorney; Clay Glasgow, City Planner.

Ms. Betz gave the oath of office to newly appointed Commissioner Randy Rowlette.

Chairperson Tammy Stempel made a few comments regarding the duties of the Planning Commission.

Susan Liston said she has not been able to get much response from the City Council regarding Gladstone's lack of SDC's. She shared hand-outs regarding what other cities charge, etc. Commissioner de AElfweald suggested sharing the information with Mr. Swanson.

CONSENT AGENDA:

1. Approval of June 21, 2016 Minutes:

Commissioner de AElfweald made a motion to approve the consent agenda. Motion was seconded by Commissioner Smith. Motion passed unanimously.

REGULAR AGENDA:

2. Public Hearing: Z0324-16-D; Design Review, new building. Gladstone Park Conference Center, 7,500 square foot building to be used for storage. Subject property is zoned Office Park, OP, and is located between Oatfield Road and the I-205 Freeway. Site is developed with many buildings and uses associated with the conference center. Building Structures, Inc.:

Chairperson Tammy Stempel opened the public hearing at 6:42 PM and went over the procedure to be followed. None of the Commissioners wished to disqualify themselves. Commissioners Kirk Stempel, de AElfweald, Rowlette and Poole have visited the site.

There were no objections from the audience.

Mr. Glasgow went over the staff report. Commissioner Poole said he has concerns regarding trucks/deliveries.

Applicant Testimony:

Heather Austin from 3J Consulting, Inc. gave some background information on the site, the reason for the storage building, and showed some examples of the siding that will be used. Brian Feeny from 3J Consulting explained that there will be no additional burden on the drainage system.

There was no public testimony.

Commission de AElfweald made a motion to close the public hearing. Motion was seconded by Commissioner Hoffman. Motion passed unanimously. Commissioner Hoffman made a motion to approve Z0324-16-D. Motion was seconded by Commissioner Kirk Stempel. Motion passed unanimously.

- 3. Public Hearing: Z0035-16-D; Road Runner Pizza.** This proposal had previously been denied by the Planning Commission with that decision being appealed to the City Council. Council reversed the interpretation used by the Planning Commission, and remands it back to that group for further review. Site is located west of Portland Avenue at the end of Duniway and Watts Streets. Zone Designation is LI, Light Industrial. **Bart Kearns:**

Chairperson Tammy Stempel opened the public hearing at 7:02 PM. None of the Commissioners wished to disqualify themselves and all but Commissioner Hoffman have visited the site. There were no objections from the audience. Mr. Doughman gave some background information on the application.

Applicant Testimony:

Bart Kearns, applicant, said he would be willing to do everything the Weaver property had to do and can write in the fact that he would remove the watchman's quarters if he were to ever sell the property. Commissioner de AElfweald confirmed that the person living there would go through the DPSST certification (unarmed). Mr. Kearns explained that it would not be 24-hour security. Mr. Kearns answered questions regarding security cameras, lighting, building design, energy codes, landscaping/buffering, trash/recycling disposal, etc.

There was no public testimony.

Applicant Rebuttal:

There was discussion regarding what happens if/when the property is sold.

Commission de AElfweald made a motion to close the public hearing. Motion was seconded by Commissioner Poole. Motion passed unanimously.

The following requirements were agreed upon: unit to be re-sided using T-111 or better, satisfy Gladstone's dark sky code, provide a landscape plan that complies with Gladstone code and addresses screening on the east side, complies with all DPSST requirements/licensing/certifications, and the removal of building and land use authorization upon sale of the property.

Commissioner de AElfweald made a motion to approve Z0035-16-D with the conditions set forth by this meeting and staff report. Motion was seconded by Commissioner Smith. Motion passed unanimously.

4. **Continued Public Hearing: Z0185-15-C; Conditional Use/Design Review, tri-plex. Subject property is zoned R7.2, Single-family Residential and located at 19105 SE Oatfield Road between Heather Way and Kenmore Street. This proposal was originally considered at the June 16, 2015 Planning Commission hearing. At that time application did not provide sufficient detail and the item was tabled to the June Planning Commission hearing. Tabled again to July. Dale Crittenden:**

Chairperson Tammy Stempel opened the public hearing at 7:38 PM and went over the procedure to be followed. None of the Commissioners wished to disqualify themselves and all but Commissioners Smith and Hoffman had visited the site. There were no objections from the audience. Mr. Glasgow gave some background information and read the response from the Fire Marshal.

Applicant Testimony:

Dale Crittenden gave additional information regarding fire truck access.

There was no public testimony.

Commissioner Smith made a motion to close the public hearing. Motion was seconded by Commissioner Poole. Motion passed unanimously.

Commissioner Poole made a motion to approve Z0185-15-C with the additional Fire Department requirements. Motion was seconded by Commissioner de AElfweald. Motion passed unanimously.

5. **Public Hearing: Z0363-16-D; Design Review, retail pad at Clackamas Crossing II, minor modification to Master Plan for the site (restaurant to retail); OLCC Liquor**

Store. Subject property is south side of Arlington Street east of McLoughlin Blvd./adjacent to Walgreen's site. Seven Hills Properties:

Chairperson Tammy Stempel opened the public hearing at 7:46 PM. None of the Commissioners wished to disqualify themselves and all had visited the site. There were no objections from the audience. Mr. Glasgow gave some background information. Commissioner Hoffman shared some information regarding the number of OLCC establishments in the area.

Applicant Testimony:

Dana Krawczuk, attorney from Perkins Coie, said that this will not necessarily end up being a liquor store. Bill Ruecker from Baysinger Partners and the property owner gave a slide show and answered questions regarding the site/landscaping, windows, building materials, trash enclosure, square footage, roof screening, traffic, etc. Commissioner Poole suggested that any trees that are planted don't get out of control.

Opponent Testimony:

Susan Liston asked the Planning Commission to honor the original Master Plan and not amend it. She feels Gladstone is being taken advantage of and is afraid of what will happen if we allow this to go ahead.

Barbara Nizich had questions regarding the process. She has concerns regarding having another establishment that serves or sells liquor in the area.

Applicant Rebuttal:

Dana Krawczuk said there is a hearing tomorrow at the City Council meeting regarding the type of tenant that will be using the building.

Commissioner Kirk Stempel made a motion to close the public hearing. Motion was seconded by Commissioner de AElfweald. Motion passed unanimously.

Commissioner Kirk Stempel made a motion to approve Z0363-16-D with the removal of suggested condition item #22 and with the addition of the street trees as approved by County arborist. Motion was seconded by Commissioner Smith. Motion passed unanimously.

There was a brief discussion regarding access to the construction area.

BUSINESS FROM THE COMMISSIONERS:

A back-up liaison is needed for the discussions that City Council is having with Clackamas County. Commissioner Rowlette volunteered.

Commissioner Rowlette:

He gave some background information on himself. He will not be able to attend next month's meeting. He apologized for missing his first meeting.

Commissioner Poole:

He said tomorrow evening at 6:00 at the County Commissioners' meeting there will be a discussion regarding possible gas tax and/or vehicle registration fee for the County. He encouraged everyone to attend.

Commissioner Kirk Stempel:

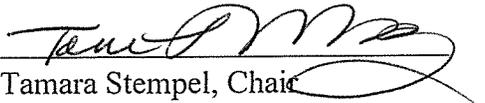
He would like to be notified of every house that's being built in the City. All of the Commissioners agreed. Mr. Glasgow will comply.

There was a discussion regarding zoning and cell towers.

ADJOURN:

Commissioner Kirk Stempel made a motion to adjourn. Motion was seconded by Commissioner Poole. Motion passed unanimously. Meeting adjourned at 8:45 PM.

Minutes approved by the Planning Commission this 20TH day of SEPTEMBER, 2016.


Tamara Stempel, Chair