

**GLADSTONE PLANNING COMMISSION AGENDA
GLADSTONE CITY HALL, 525 PORTLAND AVENUE**

Tuesday, November 15, 2016

**6:30 P.M. CALL TO ORDER
ROLL CALL
FLAG SALUTE**

CONSENT AGENDA

All items listed below are considered to be routine and will be enacted by one motion. There will be no separate discussion of these items unless a commission member or person in the audience requests specific items be removed from the Consent Agenda for discussion prior to the time the commission votes on the motion to adopt the Consent Agenda.

1. Approval of September 20, 2016 meeting minutes

REGULAR AGENDA

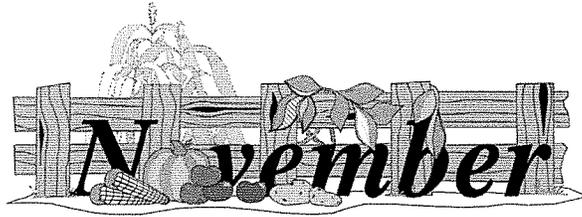
2. **Public Hearing:** Z0461-16-SL; Subdivision, eleven (11) lots for future residential use. Subject property is located at 6460 Glen Echo Avenue and occupied by Gladstone Assembly of God. The site was recently the subject of a (denied) zone change request. This is a modification of the subdivision plan originally proposed with the zone change, from fourteen lots to eleven lots. No zone change is proposed or required at this time.

INFORMATION ONLY:

3. Minutes of Joint Work Session with City Council on September 27, 2016

DISCUSSION/BUSINESS FROM THE PLANNING COMMISSION

ADJOURN



CONSENT AGENDA

GLADSTONE PLANNING COMMISSION MEETING MINUTES of September 20, 2016

Meeting was called to order at 6:30 PM.

ROLL CALL:

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

ABSENT:

Commissioner Kirk Stempel and Commissioner Richard Hoffman.

STAFF:

Jacque Betz, Assistant City Administrator; Heather Martin, City Attorney; Clay Glasgow, City Planner; Jim Whynot, Public Works Director.

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

CONSENT AGENDA:

1. **Approval of July 19, 2016 Minutes:**

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

REGULAR AGENDA:

2. **Public Hearing: Z0460-16-Z, Z0461-16-SS, Zone Change from R-7.2 to R-5, Single-Family Residential; Subdivision fourteen (14) lots for future residential use. Gladstone Assembly of God, 6460 Glen Echo Avenue, Marnella Homes:**

Chairperson Tammy Stempel opened the public hearing for Z0460-16-Z at 6:34 PM and went over the procedure to be followed. None of the Commissioners wished to disqualify themselves and all had visited the site. There were no objections from the audience.

Mr. Glasgow went over the staff report and the process involved. He went over the criteria from the City Code.

Applicant Testimony:

Chris Goodell, with AKS Engineering, gave a presentation regarding the project, improvements to be made, trees, storm water plan, lot sizes, etc.

Mr. Whynot answered questions regarding infrastructure and storm water and feels that the project should not make a big impact on the current system.

Opponent Testimony:

Charity Powell said her main concerns are losing the trees, more traffic, smaller lots and losing a sense of a small town community.

Bill Osbourn wanted to add that we already have additional housing going in on Webster. He doesn't like the smaller lots – it makes things look too crowded.

Applicant Rebuttal:

Tony Marnella, Marnella Homes, said the set-backs on the homes in the two zones are identical so the homes will still be 10 feet apart. He feels that home ownership builds community. He is proud of the homes they build and feels they are a compliment to the neighborhood. Commissioner Poole asked if a traffic study has been done – it has not and Mr. Glasgow said it would not be necessary. Mr. Marnella said that the homes would be sold for approximately \$400,000 and above.

Chris Goodell and Rand Waltz, with AKS Engineering, addressed concerns regarding traffic impact and storm water.

Commission de AElfweald made a motion to close the public hearing for Z0460-16-Z. Motion was seconded by Commissioner Smith. Motion passed unanimously.

There was discussion regarding the criteria, affordable housing, consistency, etc.

Commissioner Poole made a motion to recommend approval of Z0460-16-Z, Zoning Change. Motion was seconded by Commissioner Rowlette. Ms. Betz took a roll call vote: Commissioner Smith – no. Commissioner de AElfweald – no. Commissioner Poole – no. Commissioner Rowlette – yes. Chairperson Tammy Stempel – no. Motion failed (4-1).

Commissioner Smith made a motion to deny Z0460-16-Z, Zoning Change. Motion was seconded by Commissioner de AElfweald. Ms. Betz took a roll call vote: Commissioner Smith – yes. Commissioner de AElfweald – yes. Commissioner Poole – yes.

Commissioner Rowlette – no. Chairperson Tammy Stempel – yes. Motion passed (4-1).

Chairperson Tammy Stempel opened the public hearing for Z0461-16-SS at 7:48 PM and went over the procedure to be followed. None of the Commissioners wished to disqualify themselves and all had visited the site. There were no objections from the audience.

Mr. Glasgow went over the staff report and arborist's report.

Applicant Testimony:

Chris Goodell and Rand Waltz, with AKS Engineering answered questions regarding storm water management/drainage flow, erosion/trees/screening, noise/buffering, etc.

Opponent Testimony:

Charity Powell said she appreciates the concern for keeping as many of the trees as possible.

Applicant Rebuttal:

There was discussion regarding the application process. They are willing to work with the arborist to save as many trees as possible.

Commission de AElfweald made a motion to close the public hearing for Z0461-16-SS. Motion was seconded by Commissioner Smith. Motion passed unanimously.

There was further discussion regarding landscape/trees, etc.

Commissioner de AElfweald made a motion to approve Z0461-16-SS with the condition that they confer with the County arborist and that approval is conditional upon approval of Z0460-16-Z. Motion was seconded by Commissioner Smith. Motion passed unanimously.

3. Public Hearing - Regulating Marijuana Facilities as Conditional Uses in the Light Industrial Zone:

Chairperson Tammy Stempel opened the public hearing at 8:15 PM and went over the procedure to be followed. None of the Commissioners wished to disqualify themselves due to financial interests.

City Attorney Ashley Driscoll went over the staff report and explained the procedure and the language to be changed. There was discussion regarding regulations, facilities, criteria, zoning, language, etc.

Public Testimony:

None.

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

Discussion: Commissioner de AElfweald does not feel that Gladstone should have limitations above and beyond what the State and County are doing and he doesn't see any value in this. Commissioner Rowlette feels there are plenty of facilities in the area already and feels this would be a good stop gap. Commissioner Smith agrees. Commissioner Poole thinks we should move forward with this.

Commissioner Smith made a motion to recommend the text amendments to Chapter 17.24.040 regarding conditional use in light industrial zones. Motion was seconded by Commissioner Poole. Motion passed (4-1).

BUSINESS FROM THE COMMISSIONERS:

Chairperson Tammy Stempel:

She thought the Planning Commission was supposed to see all plans for new construction – she has not seen anything on the Dartmouth house. She explained the history to Ms. Betz. Mr. Glasgow said he will bring it up with the City Administrator.

Commissioner de AElfweald:

He had a legal question for Ms. Driscoll regarding speaking to the public about projects that will be coming before the Planning Commission – is it appropriate to tell them when the project will be discussed? Ms. Driscoll said that is public information and that would be fine.

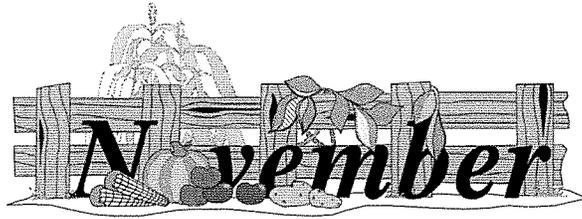
ADJOURN:

Commissioner Smith made a motion to adjourn. Motion was seconded by Commissioner Rowlette. Motion passed unanimously.

Meeting adjourned at 8:40 PM.

Minutes approved by the Planning Commission this _____ day of _____, 2016.

Tamara Stempel, Chair



REGULAR AGENDA

City of GLADSTONE

MODIFIED STAFF REPORT/RECOMMENDATION TO THE PLANNING COMMISSION

File Number: Z0461-16-SS
Applicant: Marnella Homes
Hearing Date: November 15, 2016
Planning Staff: Clay Glasgow

City Hall
525 Portland Avenue
Gladstone, OR 97027
(503) 656-5223
FAX: (503) 650-8938
E-Mail: (last name)@
ci.gladstone.or.us

Municipal Court
525 Portland Avenue
Gladstone, OR 97027
(503) 656-5224 ext. 1
E-Mail: municourt@
ci.gladstone.or.us

Police Department
535 Portland Avenue
Gladstone, OR 97027
(503) 656-4253
E-Mail: (last name)@
ci.gladstone.or.us

Fire Department
555 Portland Avenue
Gladstone, OR 97027
(503) 557-2776
E-Mail: (last name)@
ci.gladstone.or.us

Public Library
135 E. Dartmouth
Gladstone, OR 97027
(503) 656-2411
FAX: (503) 655-2438

Senior Center
1050 Portland Avenue
Gladstone, OR 97027
(503) 655-7701
FAX: (503) 650-4840

City Shop
18595 Portland Avenue
Gladstone, OR 97027
(503) 656-7957
FAX: (503) 722-9078

I. GENERAL INFORMATION

- A. PROPOSAL: This modified proposal is to subdivide the subject property into ten (10) lots for future residential use, along with a separate "tract" for use as a surface water facility. The original plan involved fourteen (14) residential lots and a tract – dependent on a zone change request which was denied. No zone change is required for the current proposal.
- B. LEGAL DESCRIPTION: T2S, R2E, Section 17CC, Tax Lots 3900, et al
- C. SITE ADDRESS: 6460 Glen Echo Avenue
- D. LOCATION: south side of Glen Echo Avenue across from Petite Court/Tryon Court (approximately 600+ feet east of Portland Avenue.) The property extends south to the right-of-way for Nelson Lane.
- E. ZONING DISTRICT: R7.2, Single Family Residential, 7,200 square foot minimum lot size.
- E. COMPREHENSIVE PLAN DESIGNATION: Residential
- F. SITE INFORMATION: The subject property is vacant, approximately 2.42 acres in size (as adjusted through file #Z0459-16-PLA) and currently used as play area

and open space in conjunction with a church and associated school on property adjacent to the east.

- G. VICINITY DESCRIPTION: This portion of Gladstone is generally in residential use. The high school is a short distance to the southwest of the subject.
- H. BACKGROUND: This is the Gladstone Assembly of God property. Church and associated uses have been in place for many years. Through this proposal those uses are set to continue, though a large portion of the current ownership will be subdivided and put into single-family residential use on individual lots. As currently proposed there will be ten (10) new residential lots each slightly larger than 7,200 square feet in size, along with a separate “tract” for use as a surface water detention facility. A new road is proposed to extend through the site, from Glen Echo Avenue to Nelson Lane. That portion of the Nelson Lane right-of-way abutting the site to the south is planned to be improved.

The current proposal represents a less intensive development than was considered, and approved, by the Planning Commission in September. That approval was conditioned upon receiving approval for Zone Change from R7.2 to R5. The requested Zone Change was ultimately denied by City Council. Based on maximum/minimum densities in the existing R7.2 Zone, applicants are back with a subdivision containing four (4) fewer lots. The development is allowed outright in the underlying R7.2 Zone subject to satisfaction of applicable criteria, as discussed below. Readers may note the findings/suggested conditions are similar to those previously presented in the staff report for the 14-lot subdivision. This is the same property, again with subdivision proposed. Though fewer lots are involved the review criteria are the same.

II. FINDINGS

This subdivision application is subject to Chapter 17.10 R7.2, Single Family Residential; Chapter 17.32, Subdivisions; the applicable Development Standards of Title 17 of the Gladstone Municipal Code (GMC), and Chapter 17.94 – Hearings.

III. CONCLUSIONS

Staff reviewed this request in reference to the applicable provisions of the GMC. Based on this review, staff makes the following conclusions:

- A. *Section 17.10.050* of the GMC identifies the dimensional standards of the R7.2 Zoning District. Those standards applicable to this application consist of lot area along with setbacks, building height and density standards. Minimum lot size requirement is 7,200 square feet – met with this proposal. The lots as proposed are generally rectangular in shape. Setback requirements for future buildings will be applied when those buildings come in for permits. Building height standards

will be applied at time of application or building permits. Minimum density requirement of at least 80% of maximum is met with this proposal. *This criterion is satisfied as detailed on the submitted site plan information.*

- B. *Chapter 17.32 of the GMC* establishes submittal requirements applicable to subdivisions. The applicant either has or can comply with these provisions. Subsection 17.32.030(1) requires a condition of approval that the final plat be submitted to the city within one year of the date of tentative plan approval unless the Planning Commission grants an extension pursuant to this subsection. *This criterion can be satisfied.*

- C. *Chapter 17.42 of the GMC* establishes provisions for development. Section 17.42.010, Purpose, discusses general standards for development of property within the city. The purpose is to: “carry out the Comprehensive Plan with respect to development standards and policies; *promote and maintain healthy environments, protect against noise, air and visual pollution, and minimize development impacts upon surrounding properties and neighborhoods*; and, allow for incentives and flexibility within development requirements.” One issue that may relate to this criterion is the proposal to remove 86 trees as part of the development. (see Tree Preservation and Removal Plan, sheet P1-03 of large plans.) Of the 27 trees listed as being preserved – only two are actually on the subject site. The other preserved trees are on different properties in different ownerships to include two conifers across Glen Echo Avenue to the north. Planning Commission may want to ask applicant to provide detail on this aspect of the proposal, particularly how the reduced number of lots may provide opportunity to preserve additional trees. The County Arborist walked the site and she has provided comments. On another matter, Section 17.42.030 requires improvements shall conform to requirements of that Chapter and to any supplemental design and construction specifications adopted by the city for such improvements. This section further requires plan approval by the city prior to construction and notice to the city prior to the beginning of construction. Finally, it provides for inspection and approval of improvements by the city. Any approval should require conditions requiring compliance with the provisions of Section 17.42.030. *This criterion requires further consideration.*

- D. Chapter 17.50 of the GMC establishes requirements for vehicular and pedestrian circulation, and these standards shall apply to all land divisions and development that is subject to design review. Improvements as required by the Public Works Director.

17.50.020(1) Impervious Surface. Provide for the least amount of impervious surface necessary to adequately serve the type and intensity of proposed land uses within developments as well as providing adequate access for service vehicles. The proposal involves platting new lots. Additional impervious surface in the form of new roadways, additional rooftops, etc. will result, but can be minimized

to the extent possible through proper design. At time of new residential use impervious surface will be minimized by dimensional limitations of the zone. *This criterion can be met.*

17.50.020(2) Traffic Separation. Provide when feasible, a separation of motor vehicular, bicycle and pedestrian traffic. Roadway construction will be as required by Public Works. This criterion can be met.

*17.50.020(3) Curbs and Sidewalks. Provide curbs, associated drainage, and sidewalks within the right-of-way or easement for public roads and streets. The proposal includes a new road, extending north south from Glen Echo Avenue. Proposed "Tryon Street" is shown to have 40' right-of-way width, fully improved to City standards. Sidewalk is proposed along one side only. The property appears to be used as a short cut by pedestrians, as evidenced by the well-worn trail trending north-south, possibly by students walking to the high school. Sidewalk will be a useful addition here. In the interest of limiting impervious surface and considering classification and function of the road staff supports the one-side only approach to sidewalk. The Glen Echo frontage is shown as providing adequate dedication and road improvement. Nelson Lane frontage, to the south will be improved as shown – adequate. Applicant appears to have satisfied concerns discussed at the pre-application conference as well as the earlier public hearing on the 14-lot subdivision. *This criterion can be satisfied.**

17.50.020(4) Traffic Volume Expansion. Provision shall be made to accommodate any increased volume of traffic resulting from the development. If streets adjacent to or serving the site are inadequate, widening, dedication of property for future widening, or other street improvements may be required. The development shall be designed to minimize traffic volume increases on minor streets and underdeveloped streets.

See discussion above, at 17.50.020(3). Staff is of the opinion that, as proposed the street improvements will be adequate to serve the proposed use. The PC may want to discuss this criterion relative to use of Nelson Lane (minor, underdeveloped), as proposed. *This criterion can be satisfied.*

*17.50.020(5) Handicapped Needs. Provide for the special needs of the handicapped such as wheelchair ramps and Braille signs. A condition of approval shall require the sidewalks provide for wheelchair access. *This criterion can be satisfied.**

*Subsection 17.50.040(1) establishes minimum right-of-way and roadway widths for different classifications of streets. See discussion, above. *This criterion can be satisfied.**

17.50.040(6) Existing Streets. Whenever existing streets adjacent to or within a tract are of inadequate widths, additional right-of-way shall be provided at the time of development. Dedication will be provided along Glen Echo Avenue and

Nelson Lane to bring those streets up to full half right-of-width along frontages of the property. *This criterion is satisfied.*

17.50.040(14) Curbs and Driveways. Curb cuts and driveway installations shall be installed, according to City standards. A condition of approval should require that curb cuts and driveways installed for the new lots comply with this subsection. This criterion can be met.

17.50.040(15) Sidewalks. Sidewalks shall be installed on both sides of a public street and at any special pedestrian way within a development. The Planning Commission may approve a development with sidewalks on one side only of a local street if special site conditions exist or if alternative pedestrian routes are available, or if the proposed sidewalk is not likely to become part of a complete pedestrian route in the foreseeable future. Sidewalks will be provided along both the Glen Echo Avenue and Nelson Lane frontages. New “Tryon Street” shows sidewalks along the west side of the road only. The Planning Commission should discuss this element of the proposal. Based on classification as a local street, along with relatively short length of the new road and opportunity to limit impervious surface/attendant load on the storm sewer system, staff supports the one-side only sidewalk. See also discussion at 17.50.020(3). This criterion can be satisfied.

17.50.040(16) Bicycle and Pedestrian Routes. Bicycle/pedestrian routes shall be required when consistent with Map 5 of the Comprehensive Plan and when necessary to provide a system of interconnecting walkways and safe, convenient access to a transit stop for a school, park, church, day care center, library, commercial center, community center or similar facility. Glen Echo Avenue is shown by Map 5 of the Plan as being a bikeway. Frontage improvements along this frontage will be required to provide for such. Other involved existing/proposed streets are not identified on Plan Map 5. This criterion can be met.

- F. *Chapter 17.56 of the GMC establishes surface water drainage requirements. No comments have been received from the Gladstone Public Works Department as of this report. Conditions of approval should require that all development comply with the surface water standards identified in this criterion, to include detention and retention on-site. This criterion can be satisfied with conditions of approval.*
- G. *Chapter 17.58 of the GMC establishes standards for grading and fill and requires enforcement of Chapter 70 of the Uniform Building Code (UBC). The city contracts with Clackamas County for administration of grading permits. The county enforces its own Excavation and Grading Ordinance in lieu of Chapter 70 of the UBC. A substantial amount of fill is proposed. Conditions of approval shall be required that the applicant conduct all grading and filling in accordance with the applicable provisions as determined and permitted by Clackamas County.*
- H. *Chapter 17.60 of the GMC establishes requirements for utilities. Sanitary service*

and water service are available to and in place on the property. No specific comments have been received from the service providers as of this staff report. Conditions of approval should require that all development comply with applicable standards.

- I. *Chapter 17.64 of the GMC* identifies the design standards for land divisions. Lot size, width, shape and orientation shall be appropriate for the location of the subdivision and for the type of development contemplated. Depth, width, frontage etc are met as shown. Staff can find that the size and shape of the lots as proposed meets the intent of Chapter 17.64 of the GMC.

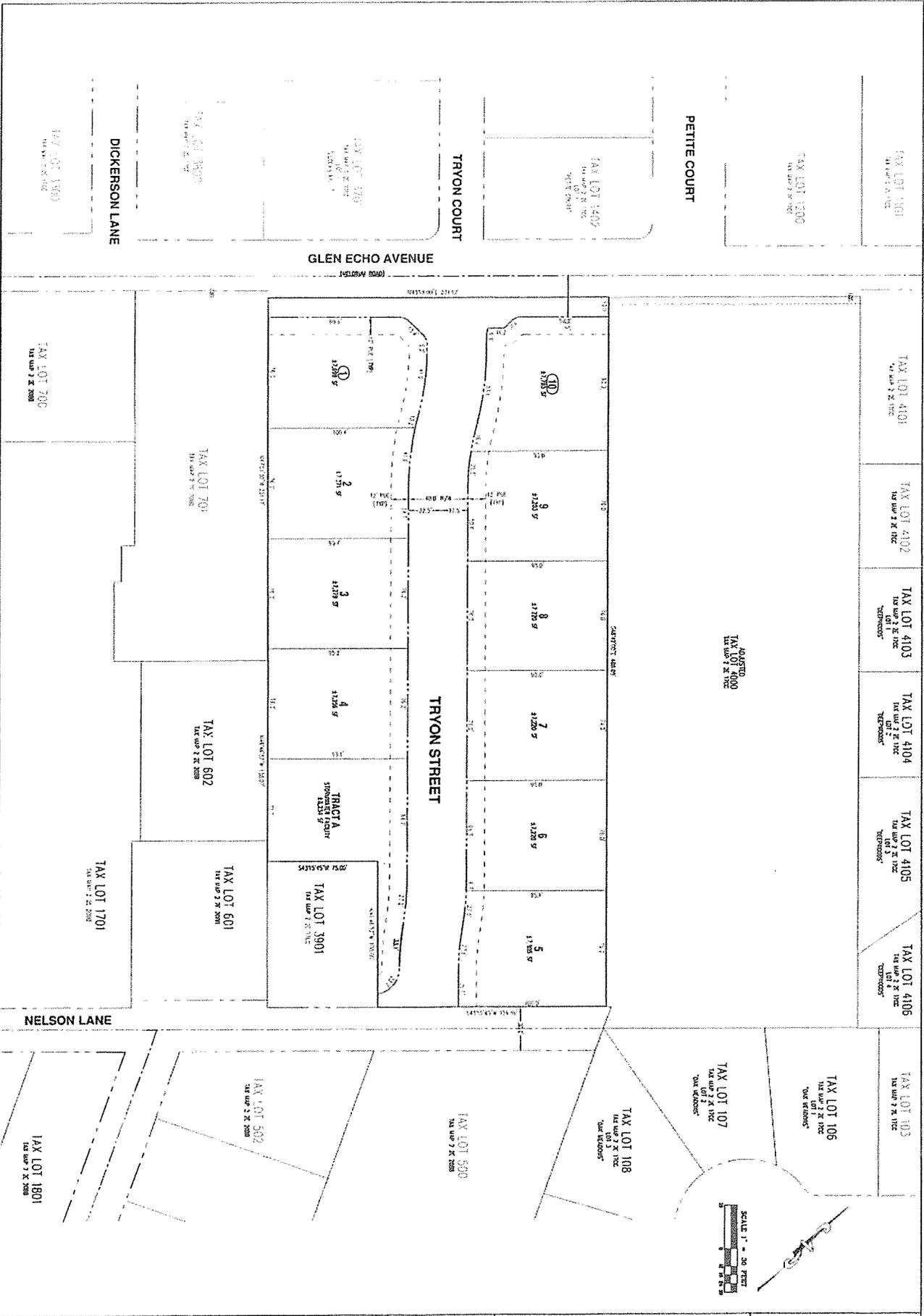
Notice/request for comments sent October 20, 2016 to City of Gladstone, Gladstone Fire, Public Works, Gladstone Police, Tri-Cities and Oak Lodge Service Districts, Gladstone Disposal, contract engineer for the City, and property owners within 250 feet.

IV. RECOMMENDATION

The Planning Commission is authorized to approve subdivisions pursuant to Subsection 17.94.060(2)(e) of the GMC. Based on the submitted application materials and pending further discussion on how 17.42.010 is satisfied, staff finds that the proposal meets applicable City standards and recommends that the Planning Commission approve the subdivision application, with the following conditions:

1. Compliance with Oregon Revised Statutes, Clackamas County Surveyor's Office and Clackamas County Clerk's Office requirements for completion of subdivision plat shall be required.
2. The final plat shall be submitted to the city within one year of the date of tentative plan approval. Failure to submit the final plat within this one-year time period will cause this approval to become void unless the Planning Commission, pursuant to Subsection 17.32.030(1) of the GMC, grants an extension.
3. As required by Clackamas County's Excavation and Grading Ordinance, the applicant shall obtain a grading permit from the county for cut and fill on the subject property.
4. Tree removal plan to be as discussed at public hearing and as approved by County Arborist.

5. Storm drainage improvements shall comply with Subsection 17.50.040(19) and Chapter 17.56 of the GMC and shall be constructed according to City standards.
6. Improvements installed in conjunction with the subdivision shall conform to the requirements of Section 17.42.030 of the GMC.
7. Road improvements shall be constructed to city and ADA standards, and engineered plans shall be submitted to the City and approved prior to construction.
8. Sanitary sewer service improvements shall be constructed to Tri-Cities and/or Oak Lodge Service District standards, and SDC payments made to that agency.
9. Street lights shall be installed as required by the City. The developer shall make arrangements with Portland General Electric for installation of street lights and for pre-wiring for acceptance of these street lights.
10. All utilities shall be developed pursuant to Chapter 17.60 of the GMC.
11. All easements shall be shown on the final plat.
12. Prior to approval of the final plat, required improvements shall be installed and existing streets and other public facilities damaged during the development shall be repaired or the developer shall file a financial guarantee of performance in a form acceptable to the city attorney.



PRELIMINARY
R-7.2 SUBDIVISION LAYOUT
 GLADSTONE OREGON
 JANUARY 2, 2023

HOLLADAY
SUBDIVISION
 OREGON
 12265 SW HUNTER RD STE 102
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 F: 503.353.8152
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**INFORMATION
ONLY**

GLADSTONE CITY COUNCIL JOINT WORK SESSION WITH PLANNING COMMISSION - Minutes of September 27, 2016

Meeting was called to order at 5:01 PM.

CITY COUNCIL:

Councilor Sieckmann, Councilor Neace, Mayor Mersereau, Councilor K. Johnson.

PLANNING COMMISSION:

Commissioner Natalie Smith, Commissioner Malachi de AElfweald, Commissioner Randy Rowlette, Commissioner Les Poole, Chairperson Tammy Stempel, Commissioner Kirk Stempel and Commissioner Richard Hoffman.

TRAFFIC SAFETY COMMISSION: Chairperson Mike Villanti.

ABSENT:

Councilor K. Johnson, Councilor McMahan.

STAFF:

Jacque Betz, Assistant City Administrator; Jim Whynot, Public Works Director; Clay Glasgow, City Planner.

Everyone introduced themselves.

Gail Curtis from ODOT said that ODOT and the Department of Land Conservation and Development are jointing funding the update of Gladstone's Transportation System Plan and she is serving as the grant manager.

Matt Bell gave a Power Point presentation regarding the Transportation System Plan Update. He said the transportation system plan covers all types of transportation. He said the community members are encouraged to comment on the TSP update and there will be two community meetings throughout the process – one in January and one in March. There will also be additional work sessions between the Council and Planning Commission as well as public hearings to review and adopt the TSP. He went over the reasons for the TSP update and the requirements involved. One of the reasons is that Gladstone does not have a capital improvement plan for transportation improvements. He confirmed that the SDC's will be evaluated from the transportation perspective during this process, but the City will determine what the SCD's will be. The TSP provides rationale for making investments and land use decisions and insures that the TSP will meet the long term needs, protects right-of-way for needed improvements, provides consistency between State, regional and local planning documents and provides a link to the Statewide Transportation Improvement Program. They will be identifying transportation improvements and the costs associated with them. What they will accomplish through the TSP update is providing a transportation system to service local, regional and State needs, provide transportation choices, providing safe and convenient systems, identifying improvements to address both safety and operational issues throughout the City, and supporting the City's current Comprehensive Plan. Some of the steps involved are: identifying

the needs and opportunities within the existing TSP and projected future TSP, identify the goals and objectives for the TSP Update, survey existing conditions, conduct an inventory and full investigation of all existing safety and traffic operation conditions throughout the City, and identify and forecast future traffic conditions. They will screen and evaluate how the different ideas will meet the goals and objectives of the TSP Update, make recommendations for inclusion in the plan, proposing draft project recommendations. They will refine those project recommendations and prioritize projects based on the goals, policies, and evaluation criteria of the TSP Update. They will receive input from the technical advisory committee, policy advisory committee, Planning Commission, City Council, and the citizens in general. They will be creating and adopting the TSP. The key decisions they make are the goals and objectives – they drive the development of the TSP, the identification of alternatives to address all the needs and deficiencies, are used to develop evaluation criteria, which is then used to select and prioritize the alternatives and ultimately identify projects that go into the TSP. They just finished a technical memo that will identify the goals and objectives for the TSP Update that will be shared with the policy advisory committee and technical advisory committee in the next few weeks and it will be revisited throughout the project. The financial forecast identifies the money that will be available for future projects and is something that they will be looking at along the way. It also identifies different funding opportunities that are available to the City through various grants. They look at street classifications and street cross sections. They will identify biking and walking routes throughout the City, safety and operation improvements, and where to invest in the transportation system that will be the most equitable for the City. There will be a lot of ways for people to provide input: reading the materials that will be posted on the project website (GladstoneTSP.com), participation in community meetings in person and online, and participation in the Planning Commission and Council public hearings. Mr. Bell explained the different ways the public can participate online and said that they create a report that will identify everything that was contained in the online open house and the comments received throughout the process, which can be archived and documented. Mayor Mersereau said that citizen outreach is an important part of the City Revitalization project. Mr. Bell said they are creating a project flyer that will be distributed by the City to as many people as possible in Gladstone. Commissioner Poole said that if the citizens don't know what's going on it's going to create problems as we've seen elsewhere, so we need the right outreach to make it work. Mr. Bell said they talked about utilizing some open storefronts to put up some of the presentation material and poster boards that identify what's going on as far as the TSP.

The schedule for the TSP Update: They kicked off the project in August. They are currently working on the existing conditions and future conditions summary. They will have their first community and virtual community meeting in January. Following that meeting they will get started on the alternatives and the draft TSP, identifying alternatives, evaluating those alternatives and ultimately developing the draft TSP Update. They will go to the second community and virtual community meeting with a pretty good sense of what the TSP is going to look like but they will be looking for that feedback before they start developing the refined and final TSP. Finally, they will go into the adoption phase of the TSP Update in October of 2017. Citizens can give their input through online surveys and sign up for updates.

There are some key transportation trends that they're seeing throughout the regions and locally – the biggest one being that people are tending to live nearer where they work and go to school.

There are fewer people who are owning cars. More people are telecommuting and choosing other transportation options but that doesn't necessarily mean that congestion is going down. Maintenance is the number one cost associated with all transportation related projects. One of the things they will be looking at is the introduction of a pavement management strategy for Gladstone through a pavement management index system or some kind of system that keeps track of the condition of the roadways, the life of the roadways, and helps maximize the long-term potential of different roads. It's also very useful in a lot of TSP updates for keeping track of improvements that are happening along the roadway. They will be looking at different types of transportation. There will be representatives from the school district, Tri-Met, Fire Department, etc. on the advisory committees.

There was a question regarding possible zoning changes as a result of the TSP – land use can have a significant impact on transportation. They can't necessarily influence what those are as part of the TSP Update, but they look at it as a potential solution in a lot of cases. They are looking at it in regards to the Downtown Revitalization Plan if only to ensure that the planned land uses along the corridor actually match the transportation system itself. Modification of land uses is not the ultimate objective, but to plan for land uses and the transportation system that supports them is vital. They are responding to the Comprehensive Plan – they can shape some of the policy language and reflect it in the TSP depending on what the vision for the community is.

Commissioner de AElfweald asked if they address things like the technological changes such as surface materials, energy management, or temperature management based on the different roadway materials. Mr. Bell said they don't usually focus on that, but it does factor in. The parts of technology that they look at are things like signal upgrades, coordinated signal systems and other ITS applications that can be used to help facilitate traffic flow.

There was a question regarding alternative forms of roadways, such as roundabouts. There are currently issues with Arlington Avenue/McLoughlin Blvd. becoming clogged in the morning and evening. They will be looking at different alternative treatments for addressing those issues.

That intersection has been identified as one that they will be studying.

Commissioner de AElfweald feels that in terms of studying the current behaviors it's important for them to understand why certain behaviors exist, such as Tri-Met schedules. They will be working with Tri-Met to identify what's needed within the community and getting them to make the upgrades.

Commissioner de AElfweald said that they get the most complaints from the community when they have applications before the Planning Commission that involve increasing density – almost every time the complaint is that they don't want to be downtown Portland. He feels that anything they do that involves increasing density is going to get a lot of push-back from the community and that's something we need to keep in mind.

Chairperson Tammy Stempel asked if they were accepting ideas from citizens at this point. Mr. Ball said they were – their contact information is available on the project website, there is a comment form, and interactive map where you can add comments within the map. As they

produce materials for technical advisory and policy advisory committee meetings they will be available on the project website.

Chairperson Tammy Stempel wanted to thank Gail Curtis for her help – she made sure this went through without a hitch.

There was further discussion regarding the project website.

Mayor Mersereau feels that it's very important to get input from all of Gladstone's citizens.

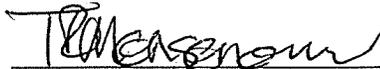
Councilor Sieckmann feels that it's important to have a representative from the Senior Center on one of the committees.

ADJOURN:

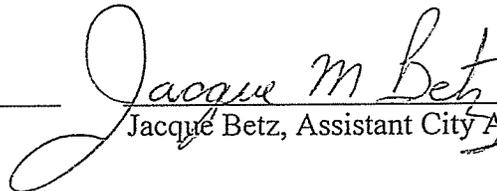
Meeting adjourned.

Approved by the Mayor this 11th day of October, 2016.

ATTEST:



Thomas Mersereau, Mayor



Jacqué Betz, Assistant City Administrator

