

## GLADSTONE PLANNING COMMISSION MEETING MINUTES of December 15, 2015

Meeting was called to order at 6:30 PM.

### ROLL CALL:

The following City officials answered roll call: Commissioner Kirk Stempel, Commissioner Malachi de AElfweald, Commissioner Kevin Johnson, Commissioner Les Poole, and Chairperson Tammy Stempel.

### ABSENT:

Commissioner Michele Kremers and Commissioner Linda Neace.

### STAFF:

Jolene Morishita, Assistant City Administrator; David Doughman, City Attorney; Clay Glasgow, City Planner; Mike Funk, Fire Marshal.

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

### CONSENT AGENDA:

1. Approval of November 17, 2015 Minutes:  
Commissioner de AElfweald wanted to point out that in the "Business From the Planning Commission" section that he was saying we need to figure out a way to deal with the Metro density requirements as opposed to working with Metro. There was no further discussion. *Commissioner Johnson made a motion to approve the consent agenda with the revision. Motion was seconded by Commissioner Stempel. Motion passed unanimously.*

### REGULAR AGENDA:

2. Public Hearing: Z0475-15 - Design Review and related applications involving multi-building/multi-use development on property located to the east of and adjacent to the Walgreen's site on the south side of Arlington Street:  
None of the Commissioners wanted to disqualify themselves and all of them have visited the site. None of the audience members had any objections. Clay Glasgow went over the staff report, including the overlays for habitat, water quality, and the floodplain. There are six applications related to this proposal. Chairperson Tammy Stempel asked if there would be any impact from FEMA in regards to building within the floodplain. Neither Mr. Glasgow nor Mr. Doughman saw any problems. Ms. Stempel also asked why there were no comments from the Fire Department or Public Works – Mr. Glasgow said the process has been quick and he

simply didn't receive any comments from them, however, they were represented at the formal pre-app in May. Commissioner de AElfweald pointed out that there are five duplications in the recommendations section of the staff report. Mr. Glasgow apologized and said there are numerous typos/errors. Chairperson Stempel asked if the topic of fill was addressed. Mr. Glasgow said the top layer is a permitted fill. Mike Funk, Fire Marshal, said that they will keep the Planning Commission in the loop in regards to their concerns/comments.

Tom Rocca from Seven Hills Properties introduced himself. William Ruecker from Baysinger Partners Architecture gave a presentation on the project. He explained some of the ways they deal with building on the floodplain, went over the basic designs of the buildings and landscaping plans. Commissioner Poole asked if they have the authority to change this to a Title 13 designation. Mr. Glasgow and Mr. Doughman both confirmed that they do. Mr. Ruecker and Mr. Glasgow answered questions regarding fill/grading, building materials, traffic, trees/landscaping, etc. Brian Dunn, traffic engineer, went over the traffic study and the recommendations they made. Craig Harris, civil engineer, addressed the topics of not using pervious pavement, flooding/draining concerns, bike path/trail, Fire Department accessibility etc.

Public Testimony:

None.

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

Discussion:

There was a discussion regarding the need for loading berths, street trees, conditions, etc.

Z0475-15-D – Design Review:

*Commissioner de AElfweald made a motion to approve the application with the condition of the inclusion of street trees as well as the applicable recommendations from staff and ODOT. Motion was seconded by Commissioner Johnson. Motion passed unanimously.*

Z0476-15-M – Minor Partition Re-plat:

*Commissioner Johnson made a motion to approve the application with the appropriate recommendations from staff. Motion was seconded by Commissioner de AElfweald. Motion passed unanimously.*

Z0477-15-F – Floodplain:

*Commissioner de AElfweald made a motion to approve the application to include the proposal to modify condition of approval 32, which is the development to comply with all other applicable standards in GMC Chapter 17.29 and Clackamas County zoning ordinance 703 as discussed through the submitted application materials provided,*

however, City staff is authorized to approve a modification to the floodplain development permit to remove the requirement to install a proposed on-site flood storage system if applicant demonstrates that it is not needed in order to comply with the applicable standards, and also the appropriate staff recommendations. Motion was seconded by Commissioner Kirk Stempel. Motion passed unanimously.

Z0478-15-CMP – Construction Management Plan:

Discussion: Commissioner Poole has concerns regarding the noise during construction.

Commissioner Johnson made a motion to approve the application with staff recommendations. Motion was seconded by Commissioner Poole. Motion passed unanimously.

Z0479-15-HMV – Habitat Map Verification:

Commissioner Kirk Stempel made a motion to approve the application with staff recommendations. Motion was seconded by Commissioner de AElfweald. Motion passed unanimously.

Z0480-15-WORAD – Water Quality Resource Area District:

Commissioner Poole made a motion to approve the application with staff recommendations. Motion was seconded by Commissioner Johnson. Motion passed unanimously.

**BUSINESS FROM THE PLANNING COMMISSION:**

Commissioner de AElfweald: He said that City Council is accepting applications for the Charter Review Committee and they are asking for one member of the Planning Commission to be on the committee. He has put in his application and wanted to let everyone else know if they're interested in applying also. The other commissioners agreed that he should serve on the committee.

**ADJOURN:**

Commissioner Johnson made a motion to adjourn. Motion was seconded by Commissioner Poole. Motion passed unanimously. Meeting adjourned at 8:14 PM.

Minutes approved by the Planning Commission this 19<sup>TH</sup> day of JANUARY, 2016.

  
Tamara Stempel, Chair