

GLADSTONE PLANNING COMMISSION MINUTES of March 19, 2019

Meeting was called to order at approximately 6:30 P.M.

ROLL CALL:

Commissioner Andriel Langston, Commissioner Natalie Smith, Commissioner Malachi de AElfweald, Commissioner Les Poole, Commissioner Libby Wentz (arrived at approximately 6:56 P.M.), Chair Randy Rowlette

ABSENT:

Commissioner Patrick Smith

STAFF:

Tami Bannick, City Recorder; Melissa Ahrens, Senior Planner; Lizbeth Dance, Planner; Jim Whynot, Public Works Director; David Doughman, City Attorney

CONSENT AGENDA:

1. **Approval of February 19, 2019 Meeting Minutes**
Commissioner de AElfweald made a motion to approve the Consent Agenda. Motion was seconded by Commissioner Poole. Motion passed unanimously.

REGULAR AGENDA:

2. **Monthly Planning Report – February 2019**
Ms. Ahrens went over the report. There were approximately the same amount of customer contacts/phone calls/counter visits. They had one pre-application conference for a design review for conversion of a residential building on Portland Avenue to commercial uses. There was one building permit for the Ron Tonkin showroom. The Carz Planet design review should be coming during the April meeting because it is incomplete.
3. **Public Hearing – Files Z0037-19-D, Z0089-19-V, Z0039-19-CMP, Z0038-19-WBV and Z0040-19-HMV – Construction of a one-story 22,177 sq. ft. building and associated site improvements on a 1.97 acre parcel to function as the City’s new Civic Center at 18505 Portland Avenue (2 2E 19AA, TL #02000) at the corner of Duniway Avenue and Portland Avenue, City of Gladstone:**
Chair Rowlette opened the public hearing. Commissioner de AElfweald pointed out (and Ms. Ahrens confirmed) that “Z0040-19-CMP” should be “Z0040-19-HMV”.

Chair Rowlette went over the procedures/rules for public hearings and explained that this is a quasi-judicial public hearing. He said that a decision may be made by the Commission at the close of the public hearing or the matter may be continued to a time/date certain. Any party may request a continuance of this hearing or may request the record remain open for seven days. If the matter is continued to a date certain this will be the only notice of that date received. The Commission’s decision will be final unless appealed to the City Council.

He asked if any members of the Commission wished to disclose any ex parte contacts, bias, or conflicts of interest – none did. He asked if members had visited this site. Commissioners Langston and Smith have visited the site. Commissioner de AElfweald has visited the site and had a discussion with Mr. Whynot regarding the application. Chair Rowlette has driven by the site many times. Commissioner Poole has visited the site.

Chair Rowlette asked if any members of the audience wished to challenge the jurisdiction of the Commission to hear this matter – none did. He asked if any members of the audience wished to challenge any Planning Commission member’s ability to participate – there were none.

Ms. Ahrens went over the staff report. The proposed project will be construction of a one-story building and associated site improvements on a 1.97 acre parcel. This would function as the City’s new Civic Center. The dimensional standards for the LI (light industrial) zoning district are met as well as the landscape screening standards. Public noticing was adhered to.

Ms. Ahrens showed the site plan. The proposed development would include the main City Hall, City offices, meeting rooms, Police Operations, records storage, and space to accommodate community meetings, court, and Council hearings. Additionally, 25,848 sq. ft. of new landscaping is proposed on site. On-site improvements include new paved parking areas, concrete pedestrian walkways, storm water treatment swales, interior and perimeter landscaping and lighting. Off-site improvements include new sidewalks and paved streets on Duniway, Portland, and Watts as well as new storm and water lines, street trees, landscaping, and lighting.

The proposed exterior materials would consist of painted concrete, storefront windows, and exposed wood awnings at each entry and would result in an aesthetically pleasing building exterior.

The development would not impact any Title 3 wetlands and no habitat remains on the subject site. The landscaping plan includes 63 new trees along street frontages and in the interior landscaping of the site. The proposed 81 parking spaces meet the minimum and maximum parking requirements of the municipal code, however, special condition #5 is proposed to require that 10% of the parking spaces are dedicated to carpool or vanpool parking per the parking requirements of Section 17.48.030. No traffic impacts are anticipated.

The proposed project will insure adequate provisions are made for proper drainage of surface waters to preserve natural flow of water courses and to prevent soil erosion and flooding of neighboring properties or streets.

The applicants are seeking a variance from Section 17.46.020-B, which states that a parking area shall be separated from any lot line adjacent to a street by a landscape strip at least 10 feet in width. As proposed, the only feasible project alignment along Duniway includes a parking area separated from the street by a landscape strip only 5 feet in width. As such the applicant is requesting a reduction from the 10 foot landscape strip requirement to a 5 foot landscape strip width only along the length of Duniway Avenue. Staff recommends approval of the variance application.

Commissioner de AElfweald asked if “lango.hansen” on page 3-4, #2 was properly formatted for this document. Ms. Ahrens said it was what was on the landscaping plan. Commissioner de AElfweald said in subsection “c” it says “shall be replaced with new plant materials” – he feels it should be “with appropriate plant materials”. Ms. Ahrens said that is only in the case that the plants do not take on the site so you would be replacing it with new plant material – but it does have to be consistent with what was previously approved on their landscaping plan. Commissioner de AElfweald asked about page 3-8, third paragraph that reads “The proposed civic center is not anticipated to result in any increase in ambient noise beyond what currently exists in the surrounding area.” He questions that because of the police station being put there. Ms. Ahrens said the applicant included in their application materials that based upon the police department’s description of the noise sources that it is not exceeding that decibel amount over and above what’s currently there or what has been there in the past – most of the surrounding area is industrial.

Commissioner de AElfweald said on page 3-12, second to last paragraph, it says stormwater “surcharges” and it should probably say “surges”. Ms. Ahrens said that came directly from the feedback from Public Works and she believes that is an accurate term but she will double check.

Ms. Ahrens said that planning staff is recommending approval of the proposed project with five standard conditions and ten special conditions of approval.

Chair Rowlette said on page 3-4, #2, “Interpretation of any condition will be resolved by the Planning Director for the City of Gladstone.” – he asked who that was. Ms. Ahrens said that technically that would be her and Ms. Betz. He wanted to confirm that the 81 parking spots includes 11 on-street spots on Duniway. Ms. Ahrens said that is correct – and there is additional on-street parking available if needed.

Commissioner Poole said he has concerns about the school because it is outside of the notification area. He feels a deeper discussion regarding the traffic flow on Portland Avenue is warranted. He has concerns about the intersection near the high school. Ms. Ahrens said it is her understanding that the applicant incorporated all of the recommendations of the traffic study into the proposed design, which include the peak times of the high school intersection/capacity – it wasn’t anticipated that the use of the civic center would have an adverse impact on the circulation/traffic at the high school. Commissioner Poole said he still sees some public safety concerns that aren’t necessarily addressed in a traffic study. Ms. Ahrens said that Mr. Whynot might be able to weigh in on this topic as well as the applicant. Commissioner de AElfweald said we are going to want a bus stop in front of the building – Ms. Ahrens said it is not a code requirement so it was not something they could require.

APPLICANT TESTIMONY:

Andrew Kraus, with Scott Edwards Architects, said the term “surcharge” is a technical term associated with a downward flow of water that develops a head behind it and therefore pressurizes the uphill running water – it is an accurate term and does apply here. In regard to the traffic analysis he encourages them to read it thoroughly – it is well above and beyond what would be required for a project like this, but the conclusions that it draws are open to interpretation. He feels that the civic center isn’t the cause of traffic problems in the area. Commissioner de AElfweald said that we need to figure out what we’re going to do to address the issues on game days at the high school. He asked if there would be battery back-up for the solar energy – Mr. Kraus said there will be a permanent generator that will provide back-up power and a portable generator so that the emergency operations center/incident response center can power itself. Commissioner de AElfweald asked if the ten outside light fixtures would be set up to handle a grid down – Mr. Kraus said yes, the capacity of the generator covers all emergency egress lighting and all major functions of the building. Commissioner de AElfweald asked about a protected walkway between the police department and the court – he said it looked like the only walkway there was the lobby itself. He asked if the intention is that that is what they will be using – Mr. Kraus said yes; there would be internal circulation between those two functions. There will be no isolated connection between them. Commissioner de AElfweald asked if the metal panels that protect the rooftop equipment are going to be painted – Mr. Kraus said they are prefinished metal so it is a baked-on paint that is intended to last the length of the building. Commissioner de AElfweald asked about the feasibility of getting a Tri-Met bus stop at this location – Mr. Kraus could not answer that question – he said the current mass transit plan does not include anything along that portion of Portland Avenue so it is beyond this project’s scope.

PUBLIC TESTIMONY:

Larry Graves lives near the site. He asked if they could get landscaping along Watts – Ms. Ahrens said the area he was referring to is off property and does not pertain to this project. Public Works would have to address that. He asked about the wetlands. Mr. Ahrens said there is definitely a wetland feature nearby, but in earlier years a lot of fill was brought in so at some point the wetland feature ceased to be

present on this property. The Department of State Lands concurred that there is no wetland feature on this property.

Leah Brown asked about Duniway Avenue going through – Ms. Ahrens said the road would not be extending onto any private property.

Commissioner de AElfweald asked why the top parking lot area does not go through to the road – Mr. Kraus said it already has one connection with Duniway and one to Watts; a third one is normally frowned upon.

Commissioner Natalie Smith asked if the variance pertaining to the set-back was requested because of giving up some of the property – Mr. Kraus said yes, because of giving up approximately 8 feet of roadway right-of-way in order to get the parking aisle as well as the two-way traffic.

Leah Brown asked if they were bringing in the utilities from the Duniway side – Chair Rowlette said all the utilities will be underground. Mr. Kraus showed on the map where this will happen.

Rod Willett has concerns regarding increased traffic on Watts Street, such as police cars and fire trucks using it instead of Portland Avenue. Commissioner de AElfweald said the fire department isn't relocating, so that won't be an issue. Ms. Ahrens said she believes the police department just needs a secondary emergency ingress/egress, but their main use would be Portland Avenue.

APPLICANT REBUTTAL:

None.

Commissioner Poole said people are going to assume that the parking lot is open for use after business hours for people attending high school events. He said we need to keep this in mind. Ms. Ahrens said she believes there will be signs that identify it as being for civic center use only.

Commissioner Natalie Smith made a motion to close the public testimony/hearing. Motion was seconded by Commissioner Langston. Motion passed unanimously.

Discussion:

Commissioner de AElfweald said it seems that the biggest concern is traffic. He would like to see a Tri-Met bus stop there. He agreed to contact them to request it. Commissioner Poole said he sees a public safety issue that we're going to exacerbate simply by bringing more people/traffic to this location. He said we need to look at sidewalks on the south side of Glen Echo and address the southeast corner of Glen Echo; but he is not questioning this project because he likes what he sees.

Commissioner Langston made a motion to approve design review Z0037-19-D with conditions and variance Z0089-19-V and environmental overlays as proposed and pursuant to the staff recommendations. Motion was seconded by Commissioner Natalie Smith. Ms. Bannick took a roll call vote: Commissioner Langston – yes. Commissioner Natalie Smith – yes. Commissioner de AElfweald – yes. Commissioner Poole – yes. Commissioner Wentz – yes. Chair Rowlette – yes. Motion passed unanimously.

4. Public Hearing - File Z0079-19, New 4-Unit Office Building, two-story 9,940 sq. ft. on currently vacant land, E. Clarendon at 82nd Drive (2 2E 20AD, TL #03500, 03600, and 03700) – Bob Sanders and Hans Thygeson, Park Place Business Suites, LLC.:

Chair Rowlette opened the public hearing and explained that this is a quasi-judicial public hearing. He went over the procedures/rules for the public hearing. He said that a decision may be made by the Commission at the close of the public hearing or the matter may be continued to a time/date certain.

Any party may request a continuance of this hearing or may request the record remain open for seven days. If the matter is continued to a date certain this will be the only notice of that date received. The Commission's decision will be final unless appealed to the City Council.

He asked if any members of the Commission wished to disclose any ex parte contacts, bias, or conflicts of interest – none did. He asked if members had visited this site. Commissioner Langston has not been by the site. Commissioner Natalie Smith had visited the site last year. Commissioner de AElfweald went to the site last time but not this time. Chair Rowlette said he is familiar with the site. Commissioner Poole has been by the site. Commissioner Wentz has not been by the site and introduced herself to Mr. Thygeson when they arrived at this meeting.

Chair Rowlette asked if any members of the audience wished to challenge the jurisdiction of the Commission to hear this matter – none did. He asked if any members of the audience wished to challenge any Planning Commission member's ability to participate – there were none.

Ms. Dance went over the staff report. She said this application was approved last year – it expired December 14th of 2018. The property has been sold since the time of the previous approval. Nothing has changed in the plan as it was submitted. The proposed use is one medical office and three general office spaces. The parking calculations require 25 spaces – the proposed parking is 27 spaces, with 6 of them on street. The landscaping requirement is 15% - the landscaping proposed is 25.3%. The intention is that this project will be completed within the year.

Commissioner de AElfweald asked if they added any additional conditions last time – Ms. Dance said they provided a lighting plan that addresses the issues they discussed. Ms. Ahrens said there is one lighting condition attached to the previous design review approval. Commissioner Langston asked if there was any reason we wouldn't require them to redo the sidewalk around the site – Ms. Dance said there is an existing sidewalk around the site, but they are working with Public Works regarding how improvements need to be made to meet ADA standards.

APPLICANT TESTIMONY:

Hans Thygeson, the owner, introduced Bob Sanders from Park Place Business Suites. Mr. Sanders said they have everything signed off with County Building and are working with Public Works to get their approval so they can move forward quickly. The plans are the same as last time.

PUBLIC TESTIMONY:

Gary Kirk had concerns regarding the lighting, but said it appeared that those issues have been taken care of. He has concerns about drainage from the property onto his property (the apartments next door). Mr. Whynot said they are meeting all of the City's standards. Mr. Kirk asked what the landscaping on the south side next to the fence would be like – Ms. Dance said are two trees and some smaller shrubs along the boundary line.

APPLICANT REBUTTAL:

None.

Ms. Dance said it looks like in her drafting of the decision (page 10 of the staff report) section 5 recommendation is a repeat of conditions of approval so she will be striking that from the final decision.

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

Discussion:

None.

Commissioner de AElfweald made a motion to approve design review Z0079-19-D with conditions pursuant to the staff recommendation as submitted. Motion was seconded by Commissioner Wentz. Ms. Bannick took a roll call vote: Commissioner Langston – yes. Commissioner Natalie Smith – yes. Commissioner de AElfweald – yes. Commissioner Poole – yes. Commissioner Wentz – yes. Chair Rowlette – yes. Motion passed unanimously.

5. Discussion of Planning Commission's Annual Work Plan:

Chair Rowlette said he met with Ms. Betz and discussed some of things the Commission could and should be working on – they agreed on the following things for the 2019 work plan:

- Review Gladstone Municipal Code Title 17.80.100 to determine extending design review land use approval.
- Implementing elements of the Gladstone Revitalization Plan
- Address affordable housing
- Land use training for the Commissioners

Commissioner de AElfweald said he is a little nervous about the way the first item under Revitalization is worded because it makes it sound like they are just going to implement the recommendations they were given rather than debate them. Commissioner Wentz agreed. Chair Rowlette said that all of these things are things they are going to work on and they will make recommendations to City Council. Ms. Ahrens went over the timeline for the code audit.

Commissioner Wentz made a motion to submit the annual work plan. Motion was seconded by Commissioner Langston. Motion passed unanimously.

BUSINESS FROM THE COMMISSION:

Commissioner Poole:

He said he took some photos of the bridge that will be closed and work done on it. He is glad they are doing it. He said the Oregon City side is a concrete pier and Gladstone's side has the old wooden trestle. He wanted people to be aware that the bridge will be closed temporarily. Ms. Dance said that the City will be doing public notices. They will probably be starting the bridge work in July.

Chair Rowlette:

He said everyone needs to get their statement of economic interest done by April 15th.

He encouraged the Commissioners to contact him or Ms. Bannick if they have questions because the City Attorneys will charge the City for their time.

ADJOURN:

Meeting adjourned at approximately 8:21 P.M.

Minutes approved by the Planning Commission this 16 day of APRIL, 2019.



Randy Rowlette, Chair