

GLADSTONE PLANNING COMMISSION MEETING MINUTES of April 16, 2019

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

ROLL CALL:

Chair Randy Rowlette, Commissioner Andriel Langston, Commissioner Natalie Smith, Commissioner Malachi de AElfweald, Commissioner Libby Wentz, Commissioner Patrick Smith

ABSENT:

Commissioner Les Poole

STAFF:

Tami Bannick, City Recorder; Melissa Ahrens, Senior Planner

CONSENT AGENDA:

1. **Approval of March 19, 2019 Meeting Minutes**
Chair Rowlette noted that the meeting was not a work session as indicated in the title.
2. *Commissioner de AElfweald made a motion to approve the Consent Agenda with the correction noted. Motion was seconded by Commissioner Natalie Smith. Motion passed unanimously.*

REGULAR AGENDA:

3. **Monthly Planning Report – March 2019**
Ms. Ahrens went over the report. She said the numbers were very similar to last month.

They had two decisions at the last meeting regarding the Civic Center and the business park – they are moving forward with condition compliance at the County before they can release any building permits.

They signed off on the building permit for one new single-family home – it's in the newer subdivision area off Columbia Avenue.

The 82nd Avenue bridge suite of administrative land use approvals has been formally approved so construction should begin sometime this summer. The County will be doing a robust noticing campaign.

The Carz Planet design review application is still incomplete – they haven't received any information/submittal materials from the applicant. They have until July 1st until the application will become void. There was discussion regarding involving enforcement.
4. **Request for Extension – File Z0124-19-TE – Request for an extension of Design Review approval for file Z0118-18-DR – Development of Small Business Park consisting of three (3) distinct buildings and associated site improvements behind an existing single-family home at 740 82nd Drive:**

Ms. Ahrens said the property owner/applicant, Robert Blackmore, is diligently working to try to implement the approved development from the design review. He is working out some details with his lender – he just needs a little more time.

There was discussion regarding approval/signed dates.

Commissioner de AElfweald made a motion to approve the extension for File Z0124-19-TE. Motion was seconded by Commissioner Langston. Ms. Bannick took a roll call vote: Commissioner Langston – yes. Commissioner Natalie Smith – yes. Commissioner de AElfweald – yes. Commissioner Wentz – yes. Commissioner Patrick Smith – yes. Chair Rowlette – yes.

Motion passed unanimously.

5. Discussion regarding Chapter 17.80.100:

Commissioner de AElfweald made a motion to discuss Chapter 17.80.100, the extension compliance. Motion was seconded by Commissioner Wentz. Motion passed unanimously.

Commissioner de AElfweald said that if they are going to change this they should add in the clause that they've been adding manually each time – where they have to get the approval before it expires.

Chair Rowlette said they have had two recent land use decisions that had expired and the applicants had to reapply and pay a significant amount of money. Part of the issue is that the applicant can't just walk in the day before it expires and get an extension – they have to get on the meeting agenda and the Planning Commission has to approve it. Commissioner de AElfweald said they could put in language that allows the City Administrator or Senior Planner to approve it if there are no changes. He went over some of the history of the reasons this all came about. Ms. Ahrens said that the County does not send out notification regarding a design review getting close to expiration – that is the responsibility of the applicant. There was discussion regarding what other jurisdictions do. There was discussion regarding options. Ms. Ahrens noted that they are only discussing the expirations for design reviews – if they want to include other types of land use approvals (condition use permits, variances, adjustments, etc.), that is something else to discuss. Ms. Ahrens noted that they are not currently tasked with doing any more long range planning right now in their IGA so that would be a discussion they would need to have with Ms. Betz regarding staff time allocation/budget.

Chair Rowlette said they are not ready to make a recommendation to City Council today, but they discussed these key points:

1. In the first paragraph they want to change the one year at the beginning of it to two years with a one year extension.
2. It may be renewed administratively if there are no changes (it would be a staff level decision and not have to come before the Planning Commission).
3. Add the “before expiration” clause to this section as well.

Ms. Bannick said she will follow up with Ms. Betz regarding the staff time allocation/budget. Ms. Ahrens recommended doing an on-line search of the terms “one year” so the Commissioners can search the other sections (17.72, 17.73, and 17.70). They will have further discussions in the future regarding other sections.

Commissioner de AElfweald made a motion to close the discussion for further discussion at a later date. Motion was seconded by Commissioner Natalie Smith. Motion passed unanimously.

BUSINESS FROM THE COMMISSION:

Commissioner de AElfweald:

He said at last month's meeting the Commission asked him to talk with Tammy (Mayor Stempel) regarding the Tri-Met stop in front of the new Civic Center. Tammy said if the Commission wanted to move forward with this she wanted to know what the next steps would be, if any. She spoke with the General Manager of Tri Met, Doug Kelsey, and he would let her know who could help them. There was discussion regarding bus lines, bus stop locations, distances, high school students, etc. It was agreed to ask a representative from Tri Met to attend a Planning Commission meeting to discuss this topic. Commissioner de AElfweald will follow up.

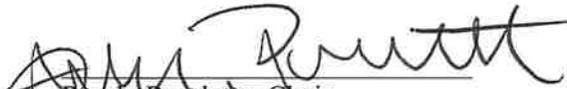
Commissioner Patrick Smith:

He asked why we don't include the schools like we do with the Fire Department and Police Department when we are discussing building plans. Ms. Ahrens said they were recently contacted by the North Clackamas School District and they wanted to know the development stats – it is her understanding that they check in yearly for those stats. She said the information is out there if Gladstone schools want it. They are given notice if a school is within 500 feet of a development or they are an interested party – they can be added to the notification list for design review if they so desire. Chair Rowlette pointed out that Gladstone schools have been begging for students. There was further discussion regarding schools, bus stops, multi-family developments, etc.

ADJOURN:

Meeting adjourned at approximately 7:07 P.M.

Minutes approved by the Planning Commission this 21 day of MAY, 2019.


Randy Rowlette, Chair