

## GLADSTONE PLANNING COMMISSION MEETING MINUTES of June 16, 2020

Meeting was called to order at 6:41 P.M. (via Zoom)

### **ROLL CALL:**

Chair Michael Milch, Commissioner Natalie Smith, Commissioner Malachi de AElfweald, Commissioner Patrick Smith, Commissioner Darren Williams, Commissioner Les Poole

### **ABSENT:**

Commissioner Andriel Langston

### **STAFF:**

Tami Bannick, City Recorder; Councilor Mersereau, Council Liaison

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### **CONSENT AGENDA:**

#### **1. Approval of May 19, 2020 Meeting Minutes**

Chair Milch said under the approval of the minutes from February 18, 2020 his comment should have read "...but especially with this *platform*...".

*Commissioner de AElfweald made a motion to approve the Consent Agenda with the correction mentioned. Motion was seconded by Commissioner Patrick Smith. Motion passed unanimously.*

### **REGULAR AGENDA:**

#### **2. Monthly Planning Report – May 2020:**

Ms. Fields did not attend the meeting but did provide the Commissioners with the planning report. She indicated that she attended and participated in the public hearing. There weren't any additional land use decisions or applications to deal with. Some future items are the Comprehensive Plan and Zoning Map amendment with property line adjustment at the 18500 Webster Road property and an amendment to the Gladstone Municipal Code (GMC) at the 525 Portland Avenue property.

*Commissioner de AElfweald made a motion to approve the May Planning Report. Motion was seconded by Commissioner Natalie Smith. Motion passed unanimously.*

#### **3. Discussion of Annual Work Plan:**

Chair Milch said that at the February meeting they renewed two goals that had been established last year but had not been completely accomplished and brainstormed a few more. He said in the future if they don't have a land use hearing or if they have a hearing that isn't going to occupy the entire agenda that they spend some time working on the issues they have identified as part of their work plan for the year.

The first thing on their work plan was implementing the Downtown Revitalization Plan and included in that plan were some recommendations related to housing in the downtown area. Some of those recommendations would require code amendments – those were looked at during the code audit last year.

The second thing on the list was affordable housing. He commended everyone for their participation in the marathon public hearing last month pertaining to the public housing project. He is grateful for the work put in by the Planning staff. He asked for feedback regarding that hearing. Commissioner de AElfweald said it seemed that Mr. Doughman and Ms. Fields didn't agree on how they should proceed with the meeting so maybe that could have been ironed out ahead of time. Commissioner Williams felt it was too much too fast and that it moved forward when there were still some questions that hadn't been answered. Commissioner Natalie Smith agreed and said the County Planner needs to walk them through

the process so they don't miss anything. Commissioner Poole said there were a lot of unanswered questions and he felt that it was rushed. Commissioner de AElfweald said we need to be careful that when we see something that we want to happen in the City that they are quick to say yes to it without necessarily holding them accountable for the things that are necessary for that to happen. Commissioner Natalie Smith agreed and said that is why they need specific criteria that is required in order to even review something. Chair Milch said he was prepared for negative public comments in regard to the housing project even though their job is primarily to determine if it complies with the zoning and code requirements. There was further discussion regarding the housing project/services/code requirements. Commissioner Patrick Smith also felt it was rushed. He said just because someone has the right to do something doesn't always mean it's the right thing to do.

Chair Milch said he asked the Commissioners to look at the audit done by Metro in 2018 looking at accessory dwelling unit (ADU's) codes and requirements in all the communities in the metro area. Gladstone has a maximum size of 400 sq. ft. whereas most other communities have 800 or more sq. ft. as the maximum size. The two amendments they made to the ADU code at the February meeting were looked at because they were identified as possible barriers to the construction of this type of alternative housing, which could increase the housing supply and could provide better use of property by current property owners in single-family residential areas. He asked for feedback. Commissioner de AElfweald said that the size is roughly the same as a garage. Commissioner Poole feels that 400 sq. ft. is much too small.

**Public Comment:**

Karen Howell, citizen, said her goal is to build an ADU in her daylight basement (530 sq. ft.) and live there herself while renting out the upstairs. She would like to encourage the Commission to expand the square footage amount.

Commissioner de AElfweald thinks that using maximum percentage of home size is a legitimate thing they could try. Chair Milch feels that the size allowed should be in proportion. There was discussion regarding multi-unit buildings. Commissioner Williams said that parking is his concern. He is very comfortable with an 800 sq. ft. maximum, and the scenario from Ms. Howell is great because she already has off street parking. Commissioner Poole said they have to look at the legal definitions of ADU's. Commissioner Natalie Smith agreed and said they also need to know if the ADU will be attached or not. Chair Milch said they need clarity. Commissioner de AElfweald said he would like to avoid having a minimum size because he would like to allow the use of tiny homes as ADU's. There was discussion regarding different scenarios/tax lots/selling existing property with an ADU. Chair Milch said that if Gladstone had the same percentage of ADU's in the City as Portland does it would only be a total of approximately 52 units. He said perhaps the code could limit the percentage of how many of these units could be allowed on a particular block or street. Commissioner de AElfweald said he would caution against that because they need to be sure they are treating every citizen equally.

Commissioner Patrick Smith asked how the size of the outside (veranda/patio) of a unit applies – the measurement only applies to the interior.

Commissioner de AElfweald went over some research he did pertaining to environmental energy efficiency. He wanted to see if the code could be amended to be more friendly and not require as much energy to keep the temperature in the house more stable with less cost. He said the State is going to start requiring new buildings to be solar-ready, require that parking structures for new buildings support at least 2 EV chargers, require new buildings to achieve zero-energy ready standards, require that new buildings exceed international ASHRAE 90.1 standards, and require high-efficiency water fixtures in new buildings. He said the State is going to start pushing electric vehicles, including school buses, and Gladstone does not have the infrastructure to support that (EV chargers). He said OSHA is going to have to develop standards for businesses to protect workers from wild fires and excessive heat, which could

effect commercial building requirements. He thinks we should probably evaluate some of the code amendments that are already being proposed to go into effect in a couple of months and see how that is going to effect us. They could look at creating their own climate action plan like Milwaukie and Portland did or at least consider what kind of ramifications that has for us. He said we should start to identify areas that will be harder for us to accommodate. He said maybe they could get some training pertaining to the new code changes that are going to come into effect soon. He really likes the idea of incentives where we can give incentives to encourage them to make buildings better, especially when it comes to low income housing.

Chair Milch said he provided some articles regarding the issue of participation in public meetings. Research has shown that the people who tend to attend and participate in meetings don't necessarily represent the views of the community as a whole. Commissioner Poole said a lot of times the public isn't aware of what's going on and the information they get is fragmented rather than something that's accurate. He feels the public's expectations of the Planning Commission are not realistic. Commissioner de AElfweald said he gets more information regarding what the City is doing from random citizens versus the City's sources. Chair Milch said they could explore how other cities notify citizens. There is an issue with renters not being notified because notifications are only sent to home/business owners. Commissioner Natalie Smith said that everyone who attended the meeting regarding the Webster Road project seemed to be well informed – she suggested finding out what notification process they used and follow that.

Chair Milch said that Commissioner Patrick Smith heard that some of the changes to the nuisance code pertaining to membrane structures may not be enforceable. They will need to follow up on that if they are going to address it this year.

Chair Milch said they had a general goal regarding transportation and parking. Commissioner de AElfweald said one of the issues they face is that most people who work in Gladstone don't live here and most people who live in Gladstone commute to work elsewhere. Commissioner Poole said we need to address commercial traffic issues in the downtown area.

**BUSINESS FROM THE PUBLIC:**

None.

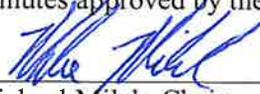
**BUSINESS FROM THE COMMISSION:**

None.

**ADJOURN:**

Meeting adjourned at 8:30 P.M.

Minutes approved by the Planning Commission this 21<sup>st</sup> day of July, 2020.

  
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Michael Milch, Chair

