

# MINUTES

Creswell Planning Commission  
Creswell Community Center—99 West 1<sup>st</sup> Avenue

October 18, 2007  
7:30 p.m.

PRESENT: Keith Morgan, Chair; David Christopher, Lloyd Safely, Dennis Grice, Mike Ufford, Blake Oelke, Wes Olson, members; Denise Walters, staff.

Mr. Morgan called the meeting of the Creswell Planning Commission to order.

## **Audience**

There was no one wishing to speak.

## **Commissioner Comments**

There were no comments from commissioners.

## **Poll Members for Conflicts of Interest**

Mr. Morgan asked commissioners to declare any conflicts of interest or *ex parte* contacts.

Mr. Ufford declared a conflict of interest on Case No. VAR-2007-03 under New Business and recused himself from participating in deliberation and action on that item.

## **Minutes of August 16 and September 20, 2007**

Mr. Safley and Mr. Grice pointed out errors in spelling of their names.

Mr. Christopher, seconded by Mr. Ufford, moved to approve the August 16, 2007, minutes as corrected. The motion passed, 7:0.

Mr. Morgan, seconded by Mr. Christopher, moved to approve the September 20, 2007, minutes as corrected. The motion passed, 7:0.

## **I. OLD BUSINESS**

**Case No. SITE - 2007-01**, a request by Creswell Court 2nd LLC for site plan review for development of rental storage units (Creswell Storage Facility), site management office, and residence for caretaker (Assessor's Map 19-03-14-12, tax lots 200, 400 and 500).

Mr. Morgan announced that the applicant had been unable to meet the deadline for submittal of materials and requested a waiver to the 120-day rule for decisions. He said review of the application was postponed.

Ms. Walters commented that staff would bring the application before the commission at its November 15, 2007, meeting regardless of any new information submitted because it was near the 120-day timeframe for a decision.

## **II. NEW BUSINESS**

**Application A: Type II Administrative Decision, Case No. VAR-2007-03**, is a request by Southern Oregon Federal Credit Union (SOFCU) for a variance to allow more than the maximum allowable parking for a credit union and general commercial building. The maximum allowable parking is 16 parking spaces and the applicant is proposing 36 spaces. The subject site is Assessor's Map 19-03-14-14, tax lot 800, located at the intersection of Emerald Parkway and Melton Road. The site is zoned General Commercial and designated as Commercial on the Creswell Zoning and Comprehensive Land Use Diagram.

Mr. Morgan opened the public hearing.

Ms. Walters provided the staff report. She stated that the applicant had submitted a request for a variance prior to submitting the site review to assure there was approval for the parking in order to build the facility. She said a draft site review was included in the agenda packet to provide an idea of what was envisioned for the site. She said one public comment was received, from Flamey Damian of Ray's Food Place, who disagreed with the request. She said that Mr. Damian had misunderstood the variance request as asking to park 36 cars in an area intended for 16 cars; the request was for additional parking spaces to prevent customers from using parking belonging to adjacent businesses.

Ms. Walters said the proposal was consistent with criteria set forth in Section 5.1.400(E) of the Creswell Development Code based on lack of on street parking and the projected number of employees and customers for the credit union and other commercial building proposed. She corrected page 2 of the findings by changing the reference to the number of spaces requested by the applicant from 37 to 36. She recommended approval based on the information submitted and the variance criteria for parking standards.

Mr. Olson pointed out that the site map did not indicate any handicap parking spaces in front of the credit union, only in front of the future commercial building. He said the code required two handicap spaces.

Jim Haack, architect, said that the two spaces would satisfy code requirements for the entire site, but since the credit union was in the first phase of the project the spaces could be relocated.

Ms. Walters noted that would also be addressed during site review.

There being no further comments or questions, Mr. Morgan closed the public hearing.

Mr. Christopher, seconded by Mr. Safley, moved to approve the staff report and adopted the findings of fact as amended by staff. The motion passed, 6:0; Mr. Ufford recused.

**Application B: Recommendation on Case No. ANNEX-2007-02**, a request by GeoMax, on behalf of Gene and Mrytle Brock, to bring approximately 3.09 acres at 82884 Pacific Highway into the City limits. The annexation includes tax lots 800 and 900 as show in Assessor's Map 19-03-43-34. The property is contiguous to the Creswell city limits on its north, south, east and west boundaries. The site is located in the southern area of Creswell, west of Highway 99, east of 2nd Street and north of Kings Row. Currently the Lane County zoning designation of lax lots 800 and 900 is Agricultural, Grazing, Timber (AGT5). The Comprehensive Plan designation of Residential applies to the property.

Ms. Walters provided the staff report. She described the annexation proposal and stated it was consistent with urbanization policies set forth in Section III.C.12 of the Comprehensive Plan. She said it was surrounded on all sides by the City and water and sewer could be provided to the site. She said the property was currently served by septic and well; the well would be required to be abandoned at the time land division or development was proposed and there would be a switch from septic to sewer. She said other services were adequate to serve the site and staff recommended the Planning Commission recommend approval of the annexation to the City Council, subject to signatures of the proposed annexation agreement. She said a draft of that agreement was included in the agenda packet.

Ms. Walters noted that the City had requested the parks dedication be in the form of cash instead of land because the parcel was so small.

Mr. Morgan asked if there were any comments from the applicant.

Rick Christian, GeoMax, Inc., speaking on behalf of the applicant agreed with the findings of fact, but lodged an objection to the applicant being asked by the City to sign an agreement with an undetermined amount of money for parks dedication and the amount of money required to connect to City sewer and water.

Ms. Walters noted the objections but felt city staff could resolve those. She said there was some need to move forward on the annexation request because the Lane County Local Government Boundary Commission was being abolished and would no longer accept annexation requests for processing after December 31, 2007. She said the request would have to be approved by the City Council before it could be forwarded to the Boundary Commission.

In response to a question from Mr. Morgan, Ms. Walters clarified that the commission would be recommending approval of the request because it met the criteria for annexation and City Council decision to approve the annexation would be conditioned so the approval would not be final until an annexation agreement was signed by both the applicant and the City. She said the parks system development charges (SDC) could be calculated based on acreage and estimated densities, but it would be difficult to calculate other costs without a development proposal.

Mr. Ufford asked how the City would use the funds in lieu of parkland. Ms. Walters said the funds had to be dedicated to parks improvements or acquisition.

Mr. Christian said a preliminary plan for development could be submitted to the City for calculation of fees.

Mr. Ufford asked if any overcharge could be refunded to the applicant. Ms. Walters replied that could be negotiated separately with the city attorney's advice.

Mr. Christopher, seconded by Mr. Oelke, moved to recommend approval of the annexation to the City Council. The motion passed, 7:0.

### **III. OTHER**

Ms. Walters said that abolishment of the Boundary Commission meant that cities would assume responsibility for annexations. She said staff would be developing ordinances giving the City that authority and establishing a process for annexing property.

Ms. Walters distributed replacement pages for the development code amendments.

### **IV. ADJOURNMENT**

Mr. Morgan adjourned the meeting at 8 p.m.

*(Recorded by Lynn Taylor)*