

MINUTES

Creswell Planning Commission
Creswell Community Center - 99 West 1st Avenue

February 17, 2005
6:30 p.m.

PRESENT: David Christopher, Jeri-anne Cohen, Keith Morgan, Blake Oelke, Wes Olson, Lloyd Safley, Members

STAFF: Megan Banks, Planner; Mark Shrives, City Administrator

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

I. OLD BUSINESS

Mr. Christopher, seconded by Mr. Safley, moved to approve the minutes of January 20, 2005. The motion passed unanimously.

II. NEW BUSINESS

Case Number; SITE -2005-01, Stevens Mini-Storage; a request by Wade Stevens, Stevens Construction, LLC, for site plan approval to construct one new 35' x 210' mini-storage building. The site is zoned Commercial and is located along Highway 99, adjacent to 300 North Mill Street, generally south of Art Lott Lane. (Assessor's Map 19-03-14-13, Tax Lot 700)

Mr. Morgan opened the public hearing. No *ex parte* contacts or conflicts of interest were declared.

Megan Banks provided the staff report. Outlining the site issues, Ms. Banks said access to the site would be from Highway 99 (North Mill Street) through a shared access with the adjoining property. She certified that a grant of easement and a maintenance agreement had been recorded. She noted that Highway 99 was an arterial in the Creswell Transportation System Plan and a sidewalk was required. She said the adjacent property had a 5-foot sidewalk and said that the City would require a sidewalk of matching width. She said bike lanes would be constructed at a later date. Ms. Banks said a 25-foot gate would allow access to the site.

Storm Drain/Sanitary Sewer

Ms. Banks said two catch basins and underground piping would direct runoff to an already existing storm drain. She noted that there was an existing sanitary sewer located

along Highway 99. She said a water line would need to cross under Highway 99 to provide service to the property.

Power: Ms. Banks said an underground power line was proposed to serve the site.

Fire Marshal: Ms. Banks said a new hydrant was required for the site because the distance to existing hydrants was over 400 feet. She said a new hydrant would be located at the northwest corner of the property. She added that the east wall of the structure would be required to have a 2 hour fire rating but noted that the applicant had proposed moving the building location to modify that requirement.

Landscaping/Fencing: Regarding landscaping, Ms. Banks said the applicant had proposed chain link fencing along the west property line and would meet requirements for trees shrubs and ground cover.

Ms. Banks said the City engineer had offered no comments on the proposed development.

On page 19 of the findings, Ms. Banks outlined the conditions for approval of the application.

- Install improvements to match existing improvements along Highway 99 immediately to the south including a Type C curb, gutter and 5' wide sidewalk.
- Provide an irrevocable petition for public improvements for bike lanes along Highway 99.
- Provide a copy of the existing ODOT access permit.
- A Department of Environmental Quality 1200-C permit is required. A copy of the permit was required to be provided to the City of Creswell.
- Submit updated plans to the fire marshal for review and comment.
- Provide a grading and drainage plan that shows proposed cuts, fills, and drainage to the City of Creswell. The approval of the grading and drainage plan shall constitute a grading permit, which must be issued prior to any construction on the site.
- Provide an improvement assurance for proposed improvements along Highway 99.

Ms. Banks said any additional signage or new fencing over 6' in height would require a separate permit.

Mr. Morgan called for testimony in favor of the application.

Wade Stevens, PO Box 1078, Creswell, expressed his agreement with the information presented in the staff report.

There was no opposing testimony.

Ms. Cohen, seconded by Mr. Olson, moved to approve the request and adopt the findings as presented in the staff report. The motion passed unanimously.

III. OTHER

Ms. Banks reported that she had done a summary of planning staff items for 2004. She said 20 land use applications had been processed. She said the document still needed to be finalized and could be shared with the Creswell City Council in April.

Ms. Banks distributed a copy of the 2005 Creswell City Officials list.

Ms. Banks said the League of Oregon Cities would provide a bulletin, at no cost, to commission members who were interested.

Ms. Banks reminded the commission that a joint work session with the City Council would begin at 7:30 tonight.

Ms. Banks thanked and presented plaques to Marjorie Pound and Tim Demanett for their years of service as Planning Commissioners.

IV. ADJOURN

The meeting adjourned at 7:15 pm.

LCOG: L:\SMALL CITY PLANNING\CRESWELL PLANNING\PLANNING\MINUTES\2005\CRESWELLPC050217.DOC
Last Saved: March 8, 2005