

MINUTES

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

June 15, 2006
7:30 p.m.

PRESENT: Keith Morgan, David Christopher, Dennis Grice, Wes Olson, members; Megan Banks, Staff; Roy Sprout, Public Works Supervisor; Roger Rezendes, Dan Baker, Frank Berardi.

ABSENT: Lloyd Safley, Blake Oelke, members.

Minutes of May 18, 2006

Mr. Christopher, seconded by Mr. Morgan, moved to approve the minutes of the May 18, 2006, meeting as submitted. The motion passed unanimously.

Audience

No one in the audience wished to address the commission at this point in the agenda.

Poll Members for Conflicts of Interest

Mr. Morgan determined members had no conflicts of interest or *ex parte* contacts to declare.

Commissioner Comments

Commissioners had no comments.

I. OLD BUSINESS

Mr. Morgan determined there was no old business, and moved onto the next agenda item.

II. NEW BUSINESS

Application A: Continuation of Public Hearing on Case No. CUP-2006-01 (Rezendes Conditional Use Permit), a request by Roger Rezendes for a tri-plex on a corner lot in the residential district (assessor's map 19-03-14-32, tax lot 3000). Site located on the northwest corner of Mary Neal Lane and Holbrook Lane.

Ms. Banks noted that the commission had determined at its May 18, 2006, meeting that additional information was required in order to make a decision and the public hearing would be left open. She said

that updated findings had been provided in the agenda packet and staff had not received any supplemental comments regarding the application, with the exception of the applicant who had submitted additional information. She highlighted the changes to the findings of fact, which were shown in legislative format on page 14 of the document. She noted that most of the original conditions pertaining to information items had been removed and only four items related to construction document review and approval and two informational items related to a building permit remained.

Mr. Morgan called for comments from the developer.

Mr. Rezendes asked about the timing of providing an improvement assurance. Ms. Banks said that should occur during construction plan review and approval.

In response to a question from Mr. Grice, Mr. Sprout said that use of the building would be limited until the developer had completed the necessary improvements.

Ms. Banks explained that the fire marshal had forwarded the flow test data but had not provided any accompanying narrative that stated the results were acceptable and the existing hydrant would serve the property. She said the condition #3 would remain until a written statement was provided.

Mr. Rezendes asked if underground irrigation was required. Ms. Banks said that underground irrigation was required for parking lot landscaping and the condition did not specify that the irrigation had to be underground. Mr. Rezendes said he would identify the location of hose bits.

There being no one else wishing to speak, Mr. Morgan closed the public hearing.

Mr. Christopher asked if the developer had provided neighbors with the requested information since the last commission meeting. Mr. Rezendes said that he had been working with neighbors to provide all requested information and felt their concerns had been addressed.

Mr. Christopher asked if concerns about driveways had been resolved. Ms. Banks said the revised plan had satisfied those concerns.

Mr. Christopher, seconded by Mr. Olson, moved to adopt the findings of fact for Case No. CUP-2006-01. The motion passed unanimously.

Application B: Administrative Decision on Case No. PAR-2006-01 (Creswell Faith Center Preliminary Partition Plat), a request by Baker and Associates, on behalf of the Creswell Faith Center, for a two-lot partition in the residential district (assessor's map 19-03-14-34, tax lot 700). Site located in the southern part of Creswell between Highway 99 and 2nd Street.

Ms. Banks explained that the decision did not require a public hearing. She said the request was for a preliminary partition plat of one tax lot into two parcels totaling 2.66 acres for Parcel 1 and 0.74 acres for Parcel 2. She said the applicant had indicated that the second parcel might eventually be subdivided but the current request was only for a partition into two lots. She emphasized that any further subdivision would require another application. She said no new roads were proposed but the Creswell Transportation System Plan anticipated extension of Kings Row to Highway 99 and designated Kings Row as a major

collector. She said the proposed plat did show that 25-foot roadway dedication and the City would require the dedication when the subdivision was proposed and not for the partition. She said that no public comments on the application had been received and there were no conditions imposed.

Mr. Baker asked if the second parcel could be sold. Ms. Banks replied that it could be sold but cautioned that a buyer should be informed of the need for a subdivision application.

Mr. Morgan, seconded by Mr. Christopher, moved that the commission approve the staff report and adopt the findings of fact for Case No. PAR-2006-01. The motion passed unanimously.

III. OTHER

Application C: Recommendation on Case No. ANNEX-2006-06 (Berardi), a request by Geomax Engineering, on behalf of Frank and Janice Berardi, to bring approximately 3.7 acres in north Creswell, located west of Highway 99 and Martin Road, and east of the Central Oregon & Pacific railroad, into the City of Creswell corporate limits. (Assessor's map 19-03-11, tax lot 4700). Site designated Residential in the Creswell Comprehensive Land Use Plan.

Ms. Banks reviewed the staff report, noting that the subject parcel was adjacent to property recently approved for annexation by the Lane County Local Government Boundary Commission, which would allow it to be contiguous to city limits. She said the subject property was designated residential but the owners had not applied for a zone change and their development goal was unknown. She said the application met the requirements of the Comprehensive Plan as well as Statewide Planning Goal 14 and the commission was being asked to make a recommendation to the City Council. She said that an annexation agreement and Measure 37 waivers were being developed and would be provided to the applicant prior to the City Council's consideration of the application. She said that annexation of the railroad was discussed but Boundary Commission staff did not recommend that at this time. She said that Highway 99 was annexed as part of the previous application.

Mr. Christopher, seconded by Mr. Morgan, moved that the commission recommend that the City Council approve the annexation. The motion passed unanimously.

Code Assistance Work Session – feedback and follow-up

The commission and staff discussed the work session and agreed that the format worked well but few issues were resolved.

Ms. Banks announced that there was only one application on the commission's July meeting agenda and the meeting would begin at 6 p.m., followed by a joint work session with the City Council on code assistance. She said the consultant was no longer under contract and the City was responsible for moving forward to implement the committee's work.

Some commissioners commented that while the trend was for narrower streets the community preferred wider streets.

In response to a question from Mr. Morgan, Ms. Banks said there was concern about equitable requirements for parks; the initial requirement was based on acreage but was now based on a dwelling unit standard. She said the City had discretion to request actual land or money.

IV. ADJOURNMENT

The next commission meeting was scheduled for July 20, 2006, from 6 p.m. to 7 p.m., followed by a joint meeting with the Creswell City Council from 7 p.m. to 9 p.m.

Mr. Morgan adjourned the meeting at 8:25 p.m.

(Recorded by Lynn Taylor)