

MINUTES

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

August 16, 2007
7:30 p.m.

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

ABSENT: Lloyd Safely, David Grice, members.

Mr. Morgan called the meeting of the Creswell Planning Commission to order. He called for additions to the agenda. Mr. Ufford said that he and Mr. Safely represented the commission on the Creswell Involvement Committee, which met at a time he could not attend because of a work conflict. He indicated he would resign as the commission's representation. Ms. Walters asked commission members to consider a replacement member.

Audience

Mr. Morgan called for items from the audience. There were none.

Commissioner Comments

There were no commissioner comments.

Poll Members for Conflicts of Interest

Mr. Morgan polled the commission for conflicts of interest of *ex parte* conflicts. There were none.

MINUTES

Mr. Morgan noted the inclusion of the July minutes in the packet and called for a motion to approve them.

Mr. Christopher, seconded by Mr. Ufford, moved to approve the minutes of July 12, 2007. The motion passed unanimously.

OLD BUSINESS

Case No. SITE-2007-01, a request by Creswell Court 2nd LLC for site plan review for development of rental storage

Mr. Morgan noted the applicant was unable to meet the July 26, 2007, deadline for the submission of materials, and had signed a waiver for the 120-day rule for a decision.

NEW BUSINESS

Application A: Type II Administrative Decision (Public Meeting), Case No. SUB-2006-03F, A Request for final subdivision plat approval for Phase IV of the Emerald Valley West Planned Unit Development

Ms. Walters said the final plat was consistent with the criteria in Section 19 of the Creswell development code, but staff recommended conditions of approval, which she reviewed. Ms. Walters indicated that the conditions included conditions of approval expected to be satisfied prior to approval of building permits.

Ms. Walters recommended conditional approval of the application. She modified the decision statement in the document to indicate the approval of the application included conditions.

Mr. Christopher, seconded by Mr. Oelke, moved to approve the application with the conditions recommended by staff. The motion passed unanimously.

Mr. Ufford suggested the well would have a better chance of being maintained if it was privately held. Ms. Walters clarified that the City would hold an easement in order to maintain the well.

Application B: Type III Quasi-Judicial Decision (Public Hearing), Case No. MM-2007-01, a request by Roger Rezentes for a major modification to an approved conditional use permit for a triplex (CUP-2006-01)

Ms. Walters reminded the commission that the major modification process was new. She reported that the original conditional use permit (CUP) was approved under the old code, so the new code applied only to the new driveway. The proposal was consistent with the criteria in place at time of approval. Ms. Walters noted that when access was to be taken off Mary Neal Lane, a catch basin was required, but now the runoff could be directed to the public system.

Ms. Walters reviewed the conditions of approval. She recommended approval of the application with the recommended conditions.

Mr. Morgan opened the public hearing. The applicant was present but indicated he did not wish to speak. There was no one else present wishing to offer testimony.

Mr. Christopher, seconded by Mr. Morgan, moved to approve the application with the conditions of approval. The motion passed unanimously.

III. OTHER

Ms. Walters said the City adopted the Development Code and an appeal was subsequently filed based on the commercial resort ruling. The appellants did not think a residential use was consistent with the zone, and the Land Use Board of Appeals (LUBA) remanded the decision as being inconsistent with the Creswell comprehensive plan, and she anticipated the code would be amended to address the remand. Ms. Walters indicated she would poll the commission for a joint meeting with the City Council tentatively scheduled to occur in October.

Ms. Walters called the commission's attention to a letter in the packet from Sycan B.

Ms. Walters encouraged commissioners to consider joining the Creswell Involvement Committee to represent the commission. Mr. Ufford said that the committee was seeing a lot of data and was designating historic districts and inventorying the available land within the urban growth boundary. Ms. Walters noted a 35-acre shortage of residential land was indicated by the data. Mr. Christopher indicated willingness to serve.

Ms. Walters said the council approved Phase 2 of the Comprehensive Plan update; she provided commissioners with a copy of the scope of work for the update, *Attachment A, Creswell Comprehensive Plan Phase 2, Draft Work Program, August 2007*.

IV. ADJOURNMENT

Mr. Morgan adjourned the meeting at 8:04 p.m.

(Recorded by Kimberly Young)