

MINUTES

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

September 20, 2007
7 p.m.

PRESENT: Keith Morgan, Chair; David Christopher, Lloyd Safely, David Grice, Mike Ufford, Blake Oelke, Lloyd Safley members; Denise Walters, Megan Banks, staff

ABSENT: Wes Olson, member

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

I. WORK SESSION: Creswell Comprehensive Plan Update Phase I

Ms. Banks stated that Oregon Statewide Planning Goals guide the development of a comprehensive plan; 15 of the 19 statewide goals are applicable. She distributed a brochure that described the Statewide Planning Goals by topic area. She said the current plan had been acknowledged in 1982 and the update would address all sections. She noted that the commission had received copies of the Phase I products to date and she would provide an overview of each of those products.

Ms. Banks said the Citizen Involvement Plan related to Goal 1 and described the process for involving the public in the plan update process. She reviewed a flow chart of the process and the required elements.

Ms. Banks said the Natural Environment Inventory and Report responded to Goal 5 and Goal 6. She said the report considered existing and future conditions, and policy recommendations would be proposed based on an analysis of those conditions. She highlighted aspects of the natural resources section of the report and reviewed the related maps. She said an historic resources survey had identified 79 tax lots with structures 50 years old or older; 28 of those had some significance and a consultant had recommended pursuing the designation of individual properties as having historic significance instead of designating an historic district.

In response to questions from commissioners, Ms. Banks said that designation of an individual property as historically significant could not be initiated if the owner was unwilling; designation of a district would be unlikely to occur if property owners within the district were not in support. She said benefits of designation included access to grants, loans and tax breaks.

Ms. Banks stated that the Natural Hazards Mitigation Study responded to Goal 7 and was intended to protect citizens, critical facilities, City infrastructure and property from potential risks and damage. She said the study identified natural hazards and how existing and potential land uses could be impacted. She said based on research the list of natural hazards was narrowed to three: flooding, earthquakes and severe weather. She pointed out the list of community assets had been supplemented by the Citizen Involvement Committee (CIC) and referred to a map of their locations.

Mr. Morgan asked if being listed as a community asset could affect a business's insurance rates. Ms. Banks said she did not believe there would be any impact on individual businesses. She asked commissioners to suggest any assets that should be added to the list. Related to flooding, she said that 27 acres were in the floodway along the Willamette River and 211 acres were in the 100-year floodplain. She said that earthquake risk was relatively low in Creswell, but policies related to earthquakes and severe weather events were being added to the comprehensive plan.

Ms. Banks said the Public Facilities Plan Summary responded to Goal 11 and hopefully a full facilities plan would be produced in Phase II of the update process. She said the purpose was to require cities to plan for and develop orderly and efficient delivery and arrangement of public facilities and services to serve as a framework for urban development. She said elements of the plan included water, wastewater, stormwater and transportation and would require a significant level of detail. She said that solid waste, schools, law enforcement, fire, emergency services, parks and recreation, and telecommunications were not required but would also be addressed because they were part of the 1982 plan.

Mr. Ufford indicated surprise that chlorine was not included on the hazardous materials list. He said it was a very toxic substance and a considerable amount was stored in large tanks at the wastewater treatment facility. Ms. Banks said she would follow up on the matter.

Continuing, Ms. Banks said the Public Facilities Plan Summary acknowledged that transportation system plan update would be done as part of the Interchange Area Management Plan. She said there would be public meetings in conjunction with that planning process and encouraged commissioners to convey any concerns they might have at these meetings.

Ms. Banks indicated that the Residential Buildable Lands Inventory responded to Goal 10 and would be a key factor of consideration for expansion of the urban growth boundary (UGB). She explained the methodology and assumptions used to develop the inventory.

Mr. Morgan and Mr. Oelke questioned the population projections used in the inventory study. Ms. Banks said the State required the City to use a coordinated population projection adopted in conjunction with other jurisdictions in Lane County. She reviewed the other factors included in the methodology and a summary of the findings.

In response to a question from Mr. Oelke, Ms. Banks said that the current comprehensive plan allowed annexation only of property that was contiguous to land that was already in the City limits. She reminded the commission that the Lane County Local Government Boundary Commission was being eliminated and cities would be responsible for their own annexations, subject to State law, which prohibited annexing noncontiguous properties. In response to a question from the commission, she referred to the definition of infill on page 16 of the inventory.

The commission discussed whether the projections of new housing units and land needs were too conservative for Creswell's expected growth rate. Ms. Banks said the projections were based on 2000 census data, previous growth trends and issuance of building permits between 2000 and 2006. She drew the commission's attention to the data and methodology set forth in the study and asked commissioners to specify where they felt the assumptions were inaccurate so she could consider whether and what changes were necessary.

Mr. Oelke expressed concern that Creswell's future growth was being underestimated and would be controlled by expansion of the UGB, not past growth patterns. He said there was little buildable land remaining that could be easily developed and affordable housing was dependent on land that was easy to develop.

Ms. Banks said that requirements in the plan were intended to promote the community good. She said the CIC and members of the public engaged in a workshop exercise to identify areas of potential UGB expansion and that issue would be further discussed by the CIC and in public meetings. She felt it was likely that Creswell's UGB would be expanded by a moderate amount.

Ms. Banks concluded her presentation with a review of the Economic Opportunities Analysis, which responded to Goal 9. She noted that the analysis indicated that even though there appeared to be sufficient acreage for commercial and industrial land, a more detailed evaluation showed there was a limited inventory of industrial land and some of the commercial sites were not desirable for commercial uses.

II. OLD BUSINESS

There was no old business.

III. OTHER

Ms. Walters said there would be a joint public hearing of the Planning Commission and City Council on a development code amendment resulting from a Land Use Board of Appeals remand of the code adoption. She said the amendment removed single-family dwellings as an allowed use in resort/commercial zones in response to the LUBA remand. She said the proposed amendment would make the new code consistent with provisions of the existing Comprehensive Plan.

IV. ADJOURNMENT

Mr. Morgan adjourned the meeting at 8:40 p.m.

(Recorded by Lynn Taylor)

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