

MINUTES

Creswell Planning Commission
Creswell City Hall Council Chambers -- 13 South First Street
Creswell, Oregon
April 16, 2015
6:30pm

PRESENT: Blake Oelke, Chair; Robert Grand, Gary Ludeke, Lloyd Safley, and Dan Stockbarger, Commissioners; Madeline Phillips, Staff.
ABSENT: Dennis Grice, David Christopher
GUESTS: None.

Mr. Oelke called the meeting of the Creswell Planning Commission to order at 6:30pm.

I. MINUTES OF February 26, 2015

MOTION: Mr. Oelke motioned, Mr. Grand seconded to approve the minutes from February 26, 2015. The motion carried unanimously (5:0).

II. AUDIENCE

None.

III. OLD BUSINESS

Ms. Phillips summarized the process undertaken by City Council to approve Ordinance 486 amending the Development Code per Planning Commission's Recommendation.

IV. COMMISSIONER COMMENTS/ PLANNING UPDATE

Mr. Safley raised concerns about the signs at Fast Mart at Oregon Avenue and Front Street.

Ms. Phillips updated the Commissioners about the status of relocation of Oregon State Police headquarters to Creswell.

Ms. Phillips updated the Commissioners about the Maxoliver Subdivision on North 1st Street (5 lots) and the progress on other current planning activities.

Mr. Safley noted that he would ^{like Staff to} prepare a letter of support on behalf of the Planning Commission. Mr. Oelke expressed some concern about how OSP would fit in with other Commercial uses at the Shops at Emerald Valley.

V. NEW BUSINESS

Population Forecast by Portland State University

Ms. Phillips recapped the presentation provided in Roseburg to Lane County jurisdictions. Changes have been made at the state-level regarding the methodology and standardization of population forecasting. Significant revisions have been made in PSU's forecast from the Lane County coordinated population forecast from 2008. Creswell's projected population was revised from 11,600 by 2032 (Lane County coordinated forecast) to 7,500 by 2035 (PSU). These revisions have significant planning and policy implications.

Generally, shifts in population at the State and National level will impact Creswell, especially related to Baby Boomer generation's impact on the expected population by 2030. Fertility has been declining among women in general. Net in-migration is the primary driver of population expansion in Lane County, as well as Creswell. This increase in population (in-migrants) typically "lands" in Eugene, then moves around based on market preferences to various Lane County communities.

Among small cities in Lane County, Creswell, Veneta, and Junction City are the fastest growing communities at about 3% annually. This can be seen most succinctly in the change in population between 2000 and 2015.

Mr. Safley commented on data related to school-aged children, noting that this is a typical data point used by school districts to predict needs.

Ms. Phillips emphasized the importance of the population forecast to the City's long-range planning efforts, especially the Comprehensive Plan.

Creswell Comprehensive Plan Update

Lane Council of Governments has been moving along in the development of pieces of the Comprehensive Plan update; some pieces are ready to be approved, while others are time-sensitive and/or will need to be updated with the population forecast revisions issued by PSU.

Infrastructure planning will have to be completed before the full plan can be updated and the Urban Growth Boundary expanded. LCOG provided estimates to continue work on the Update that quoted approximately \$78,000 to proceed through the next fiscal year, however they were not amenable to revising the population figures included in the documents.

Ed Moore, the area representative for Department of Land Conservation and Development recommended that the City use new population numbers to avoid legal action by "watchdog" groups like 1000 Friends of Oregon. The City's legal counsel recommended the City use new population figures to mitigate future risk. He made the suggestion to move forward with the Urban Growth Boundary expansion first, then complete the policy update process.

Ms. Phillips emphasized that she will need help and support from the Planning Commission in the reforming of the Citizen Involvement Committee, as well as providing input and participating in the updating and adoption of revised policy elements and analyses. The City will look for consultants to help with particular elements to bring them up-to-date as needed – Some elements will not need updating, as they haven't changed over the last 8 years or are not sensitive to population forecasting.

Mr. Safley raised the question of Buildable Land, noting that with a reduction of population forecasted, our need for additional land may have diminished since the Commission last discussed the topic.

Ms. Phillips noted that some relationships will remain the same, while others will change, relative to the type of land (i.e. residential land need vs. commercial land need). Currently, Creswell has a high demand for residential land based on our occupancy rate.

Mr. Grand asked when the last time the City had expanded its UGB – Mr. Oelke noted that much of the development that has occurred has been the result of annexation. Mr. Oelke also noted that a lot of work to expand the UGB has been done – and could be updated fairly easily. Further, Mr. Oelke noted the wetlands survey was done, but not "plugged in." He expressed, based on some quick math, that the population forecasts may be a bit light, based on affordability of housing and the number of homes that might be built. Currently, there isn't land available for homebuilders to continue the business of home development.

Ms. Phillips noted that an expansion may be phased in over a longer period of time based on the population numbers from PSU. Mr. Oelke noted that much of the question lies in the affordability of development and thus the cost of homes.

Population growth projections are the primary driving criteria for justifying residential land expansion. With pressures of Eugene's limitation on UGB expansion, there is a good chance that folks will look outside the Metro area for more affordable housing options.

The Commission compared growth of Creswell over the last decade with that of Junction City, identifying that Junction City expanded their UGB and Creswell did not. Commissioners expressed concern over the money spent to put together pieces of the Comp Plan update, with much of it requiring updates, or being unusable.

Ms. Phillips emphasized that the City will do its best to move the update forward in a simple, and most expedited fashion, with a "hybrid" approach. She presented a simple example, the 2010 Sweet Home Comprehensive Plan – the document has many characteristics that may fit Creswell's needs. Commissioners expressed support for pursuing this simple model, especially in the interest of making the Comp Plan useable for the people who live here.

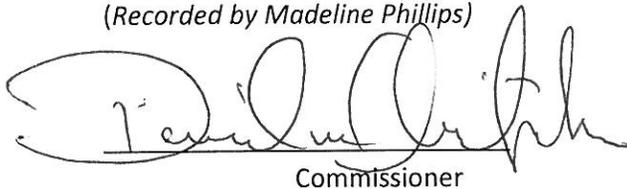
The next meeting will be on Thursday, May 21 at 6:30pm. Mr. Oelke will be absent.

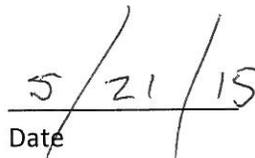
Mr. Christopher was nominated to Chair the next meeting. Commissioners discussed the need for a succession plan for Planning Commission.

VI. ADJOURN

Mr. Oelke adjourned the meeting at 8:05 pm.

(Recorded by Madeline Phillips)


Commissioner


Date

