

MINUTES

Creswell Planning Commission
Creswell City Hall Council Chambers -- 13 South First Street
Creswell, Oregon
May 21, 2015
6:30pm

PRESENT: David Christopher, Robert Grand, Gary Ludeke, Lloyd Safley, and Dan Stockbarger, Commissioners; Madeline Phillips, Staff.

ABSENT: Blake Oelke

GUESTS: None.

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

I. MINUTES OF April 16, 2015

MOTION: Mr. Ludeke motioned, Mr. Stockbarger seconded to approve the minutes from April 16, 2015. The motion carried unanimously (5:0).

II. AUDIENCE

None.

III. COMMISSIONER COMMENTS/ PLANNING UPDATE

IV. OLD BUSINESS

Ms. Phillips summarized current planning activity that has taken place in recent weeks throughout Creswell, including prospective location of Oregon State Police at the Ray's building, PeaceHealth relocation parking spaces, and the progress of the new Marquess building.

Commissioners discussed backflow device testing.

She went on to describe further that expansion of the City's UGB will be delayed due to the anticipated timeline of infrastructure updates (water and stormwater will not be addressed until the FY 2017-18 budget year).

Ms. Phillips recapped discussions with interested residents regarding the Downtown Commercial Zone and what it means for property development.

V. NEW BUSINESS

Planning Commission Succession Plan

Ms. Phillips noted that a vacancy remains on the Planning Commission since Dennis Grice's resignation. Mr. Christopher noted that the new Commissioner would need to live within City Limits, as two (he and Mr. Oelke) live outside City Limits. Only two Commissioners may live outside City Limits. Ms. Phillips expressed interest in diversifying the Commission.

Transportation Growth Management Proposal: "Southwest Industrial Area Plan"

Ms. Phillips presented a short set of powerpoint slides describing the Bald Knob Mill site and the challenges related to its redevelopment. She summarized the activities of City Staff to date in finding resources to facilitate its cleanup, as well as infrastructure improvements that would serve a new user.

Transportation access was identified as a primary barrier – primarily access to the north (Oregon Ave. and service on S. Mill St. – that could be studied and alternatives identified to help that site redevelop. Ms. Phillips noted the connection of Hill Creek flowing through this site to Garden Lake Park and its subsequent water quality impacts. Overall, the Southwest Industrial Area Plan would develop a vision for remediating and reactivating the Bald Knob site to better serve the Creswell community.

Mr. Stockbarger inquired about the environmental impact/ cleanup required on site, as well as when this work would begin. Ms. Phillips noted that the RFQ would be awarded to an environmental site assessment consultant at the June 8, 2015 Council Meeting.

Commissioners discussed capacity of staff to execute the grant funds, which led to a discussion of ODOT's role in selecting a consultant to perform the work, and discussing apprehension of property owners' tendency towards ODOT's closure of curb-cuts. Commissioners spoke in favor of pursuing this grant opportunity.

Mr. Grand asked if the City will be able to fund and implement some of the infrastructure improvements identified by this proposal. Ms. Phillips noted that the Infrastructure Finance Authority and other state agencies have expressed specific support for the Southwest Industrial Area redevelopment going forward.

Mr. Christopher moved, and Mr. Grand seconded, to direct Staff to prepare a letter of support for the Southwest Industrial Area Plan Transportation Growth Management Grant proposal on behalf of the Planning Commission. The motion carries unanimously.

Planning Commission Enacting Ordinance

Ms. Phillips briefed the Planning Commission on the set of Ordinances that guide creation and mandate of the Planning Commission: Ordinance 139, two unnumbered ordinances from 1972, and Ordinance 264. She highlighted the correction City Council made in February 2015 to strike Section 2 of Ordinance 246 through Ordinance 485. The Planning Commission continues to be governed by Ordinance 139 and its amendments. A draft, with language from the Cities of Veneta, Florence, State law, and the current language from Creswell's existing ordinance.

Going forward, Ms. Phillips noted, the Commission will consider and redraft the ordinance at the June meeting that provides guidance to the Planning Commission, as suggested by City Council's discussion of Ordinance 485.

Mr. Christopher raised a question regarding having a protocol for how to get a quorum, in the event enough Planning Commissioners are not available. This is especially important in instances when development picks up or several applications are pending Planning Commission decision.

Mr. Safley commented on the shift of city design standards and discussions had during the update of the Sign Code.

Butte Protection Area Overlay

Ms. Phillips provided a summary of LUR-2015-09 with respect to a proposal for a two-story single-family home proposed at 794 Kayla Marie Street, a lot within the Meadow Rose Subdivision. As noted in the Creswell Development Code, the Creswell Butte Protection Area extends from the centerline of Kings Row, west to the Urban Growth Boundary, and east to Park Drive. The Butte Protection Area carries with it a height restriction, but is not indicated on zoning maps as an overlay zone, nor is the Area called out in the Development Code to explain its purpose, conditions, etc.

Commissioners discussed the merits and challenges to proscribing height and other restrictions on the Butte.

Commissioners provided consensus that the Creswell Butte Protection Area should be included in imminent Development Code updates to be indicated on the Zoning Map, as well as provide a rationale for the criteria in the Design Standards chapter of the Development Code. Ms. Phillips offered that including this overlay in the code could provide greater understanding of the Butte Protection Area.

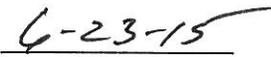
VI. ADJOURN

Mr. Christopher adjourned the meeting at 8:15 pm.

(Recorded by Madeline Phillips)



Commissioner



Date