

## MINUTES

Creswell Planning Commission  
Creswell City Hall Council Chambers -- 13 South First Street  
Creswell, Oregon  
October 22, 2015, 6:30pm

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

### I. Work Session Agenda

- **Oregon Statewide Land Use Framework.** Commissioners reviewed Oregon's Land Use Goals.
- **Streamlining UGB Review.** The Department of Land Conservation and Development has put forward a "streamlined" process for cities interested in expanding their Urban Growth Boundary. (See flow chart)
  - Mr. Ludeke asked about the difference between areas within the UGB versus areas within City Limits. Commissioners discussed this as a barrier to service provision to areas within the UGB that are not currently in City Limits.
  - Commissioners discussed the impact that the private wastewater system has on development of parcels in Creswell east of I-5.
- **What are the inputs to the equation regarding expansion of the UGB?**

Creswell's population forecast has changed (consolidated to be done by Portland State University) to predict a more modest growth projection for Creswell over the planning horizon.

  - This impacts city infrastructure costs (providing services to arguably a more "realistic" number of future residents), but will likely produce a more modest expansion of the UGB for residential development.
- **Small-town/Rural Economic Development.** How does this happen? How can the City facilitate or encourage the redevelopment of commercial/industrial land?
  - Commissioners discussed the shift toward cities facilitating economic development/redevelopment
  - The city is exploring options for developing an Economic Development vision. How will the City help with infill development? Typically development of small segments/areas is more costly and has more "unknowns" which are difficult for developers to mitigate.
  - Commissioners discussed this and raised questions about System Development Charges.
- **Transportation System Plan Update.** Staff provided an overview of the pre-proposal the City submitted to the Oregon Department of Transportation regarding known constraints to the Highway 99(North Mill Street)/Oregon Avenue/Front Street corridor.

### II. ADJOURN

Mr. Oelke adjourned the work session at 8:00 pm.  
(Recorded by Madeline Phillips)

  
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Chair

1-21-16  
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Date