

MINUTES

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

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

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

I. MINUTES OF OCTOBER 22 TRAINING AND DECEMBER 21 MEETING

Mr. Oelke asked Commissioners to confirm their review of minutes for the October 22nd training and December 21st meeting.

Mr. Christopher moved, and Mr. Ludeke seconded, to approve the October 22nd training minutes. The motion carried unanimously (5:0).

Mr. Christopher moved, and Mr. Ludeke seconded, to approve the December 21st meeting minutes. The motion carried with 4 in favor, 1 abstention (Mr. Safley, due to his absence from that meeting).

II. AUDIENCE

No audience was present.

III. COMMISSIONER COMMENTS

Mr. Ludeke noted another delay in the Automated Weather Observation System. It could be another 45 days to bring the system online. This is a step in moving the Airport to an instrument approach.

Mr. Oelke asked about the fancy turbo prop plane that flies in and out of Creswell. Mr. Ludeke informed the Commission that Stayton (out of Goshen). An instrument approach would make the Creswell airport more attractive to aviators, Mr. Ludeke added.

Mr. Clark asked about the progress of the Marquess Fire Lane. Ms. Phillips noted that the issue rests in old Coop easement ingress/egress. The neighboring property that owns part of the access, Arachna Inc., has refused to sign a Fire Lane Access Agreement. The proposed access route crosses Arachna's property.

Mr. Safley inquired about how Creswell's Sign Code is working. He noted the importance of removing signage when a business leaves a location. Ms. Phillips encouraged Mr. Safley to report concerns via the City's website comment function.

Elections

Mr. Oelke declared he would be stepping down from his position as Chair of the Planning Commission. He opened the floor for nominations to positions of Chair and Vice-Chair of the Planning Commission, in accordance with Ordinance 494 and ORS 227.020.

Mr. Clark nominated David Christopher as Chair. Mr. Safley seconded this motion.

Mr. Oelke nominated Seth Clark as Vice Chair. Mr. Ludeke seconded this motion.

Mr. Oelke called a vote for Chair. Mr. Christopher was confirmed as Chair by a vote of 4:0, with Mr. Christopher abstaining.

Mr. Oelke called a vote for Vice Chair. Mr. Clark was confirmed as Vice Chair by a vote of 4:0, with Mr. Clark abstaining.

Mr. Clark noted that Brian Kachina may be interested in filling the Planning Commission vacancy, but he does not live within City Limits. Ms. Phillips noted that the two spots for members “at-large” are filled. Mr. Oelke noted he may be stepping out of his role entirely within the next 6 months. As a homebuilder, Brian Kachina may be a good fit to bring homebuilding knowledge.

Mr. Ludeke noted that Jean McKittrick may have an interest in participating on Planning Commission.

IV. OLD BUSINESS

Floodplain: Letter of Map Revision

Ms. Phillips presented a summary of the Letter of Map Revision initiated by Geomax Inc. (Ron Rice, Engineer) on behalf of Valley Development (The Reserve). Ms. Phillips noted that the acknowledgement process is being considered separately as a land use review. She noted that this revision will require an amendment to the Flood Plain Overlay zone, especially due to Measure 56 requirements.

Ms. Phillips noted the Recommendation addresses Commissioners’ concerns about disclosure to the homebuyer, including ethical, health, safety, and public welfare concerns of leaving the flood designation changes to the due diligence process. A Land Use Review will include the floodplain overlay criteria, with the Work Maps attached as an informational item.

Mr. Safley moved to approve the Planning Commission’s Recommendation, as presented. Mr. Ludeke seconded. The motion carried unanimously (5:0).

V. NEW BUSINESS

Vision 2 Action Workshop

Ms. Phillips invited all Planning Commissioners to the upcoming Bald Knob community engagement activity on January 27, 2016. Two sessions will take place: 10-Noon @ Creswell High School, and 6-8:30pm @ Creswell Community Center. The event will include creatively re-imagining the future of Bald Knob through sketches by attendees, producing a set of renderings of how Bald Knob could be redeveloped.

Mr. Safley asked about the student-focus of the early session. Ms. Phillips noted the trend of young people owning and starting businesses as early as High School with the aid of technology. The Vision2Action process hopefully will produce some creative ideas.

Economic Visioning Project

Creswell is partnering with the Community Planning Workshop (a graduate program within the University of Oregon) to develop an economic vision. A Project Advisory Team of about 8 members has been assembled (Seth Clark being the Planning Commission representative) to steer the project. Ms. Phillips noted that interested parties can plug in as the project proceeds. The project will investigate traditional methods (recruitment of larger employers/industries) and newer methods (economic gardening and harnessing local talent) of economic development. Both long-time residents and newer business folks have already signed on to the Advisory Team. As an ulterior motive, this project will focus on methods of community engagement around the topic of economic development.

As an announcement, Maia Hardy has taken a new position with a non-profit in Eugene. The Community Development Coordinator position is open until filled, should Commissioners know anyone interested.

Comprehensive Plan “Modernization”

Ms. Phillips noted significant progress on “codifying” those changes that City Council has ordained (through City Ordinances) as city policy. The step of incorporating Planning Commission and Council analysis into the Comp Plan document is akin to building a “foundation.” Ms. Phillips hired a planning intern to perform this work, and it’s coming along. This “modernized” version will be most important when processing Type IV applications (annexations, zone changes), solving difficult problems related to growth, and taking the next step toward updating the plan in the future. Commissioners will start seeing material from Staff in March/April.

Mr. Safley raised a question about code enforcement related to accessory dwelling units.

Mr. Christopher asked if similar funding and re-imagining Fircrest Poultry Plant/Foster Farms. Ms. Phillips noted that the City’s ability to facilitate that redevelopment is limited since the facility is outside of City Limits.

VI. STAFF DEVELOPMENT SUMMARY

Ms. Phillips provided an overview of projects underway and applications that have been recently received by the City.

- Sierra Development will be bringing a request to annex 83320 N Harvey Road into City Limits.
- Nathan Marple will be requesting a re-plat of a duplex on Camrin Loop.
- Monica Knight brought a successful request to consolidate two lots on North 3rd Street to build a garage on the consolidated site.
- A new house is being built on Creswood Drive in Craig Estates 2nd Addition.

A Draft Wastewater Facilities Update is available for Commissioners’ review from Westech Engineering. Ms. Phillips provided a brief overview of the plan and its key points.

VII. ADJOURN

Mr. Christopher adjourned the meeting at 8:00 pm.

(Recorded by Madeline Phillips)

[SIGNATURE ON FILE]

Blake Oelke, Chair

Date