

MINUTES

Creswell Planning Commission
Creswell Community Center – Creswell, Oregon

March 17, 2005
7:30 p.m.

PRESENT: Keith Morgan, Chair, Jeri-anne Cohen; David Christopher, Lloyd Safley, Wes Olson, Dennis Grice, members.

ABSENT: Blake Oelke, member.

STAFF/GUESTS: Megan Banks, Planner; Mark Shrives, City Administrator; Roy Sprout, Public Works Director.

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

Agenda Review

There were no changes to the agenda.

Poll Members for Conflicts of Interest

There were no conflicts declared.

Minutes of November 18, 2004

Ms. Cohen moved, seconded by Mr. Grice, to approve the minutes of the February 17, 2005, meeting as submitted. The motion passed unanimously.

Audience

There were no comments from the audience.

Commissioner Comments

There were no comments from the commissioners.

I. OLD BUSINESS

There was no old business.

II. NEW BUSINESS

Howard Property Consolidation, a request by Mike Howard to consolidate one buildable lot and one substandard unbuildable lot. The site is zoned Residential and is located at 94 North 10th Street. (Assessor's Map 19-03-15-14, Tax Lots 1902 and 1903)

Ms. Banks reviewed the staff report and pointed out the location of the subject property on an aerial photograph. She said the original application had been received as a lot line adjustment but based on the intended use of the property that was not the appropriate request. She said that replatting had been discussed; however, that would entail removal of an historic subdivision line to join the lots. She said that a legal covenant was determined to be the best route for achieving the owner's purpose of placing an accessory structure on the smaller, substandard lot and be able to meet the City's setback requirements.

Ms. Banks stated that the legal covenant would be recorded with Lane County and attached to land, meaning that if the property was sold the covenant would remain with the land, although if the accessory structure was removed the covenant would not be required. She suggested that the commission consider codifying the process in the Creswell Development code to address economic viability for lots platted in the early 1900's that were below the legal lot size standards for single-family residential.

Ms. Banks said the request was a Type I application, not a land use decision, and required the approval of the commission. She said that staff report recommended acceptance of the covenant proposed by the applicant with the condition that the covenant be recorded with Lane County and returned to the City of Creswell for its files.

Ms. Cohen asked if there was any information available about when and by whom the southern 18 feet of tax lot 1903 was deeded to the adjoining tax lot to the south. Ms. Banks replied that the information was probably in the County's records but had been done prior to the present owner.

*Mr. Morgan moved, seconded by Mr. Christopher, to approve the staff report regarding the **Howard Property Consolidation**. The motion passed unanimously.*

III. OTHER

Case No. ANNEX-2004-02, Keeney-Murry Annexation, a request by Pacific West

Engineering on behalf of Carol and Leon Keeney/Ross Murry. The site is zoned Industrial and is located in the northwestern part of Creswell, west of the Central Oregon Pacific railroad tracks, east of Harvey Road and north of East West Lane. (Assessor's Map 19-03-11, portion of tax lot 3100)

Ms. Banks noted that the case was before the commission because it was desirable to include the commission in the annexation process. She illustrated on a map the location of the subject request. She said annexation of the 20 acres would complete annexation of the parcel.

Ms. Banks reviewed the staff report, which addressed the applicable provisions of the Creswell Comprehensive Plan related to urbanization policies, including annexation requirements. She said that staff had determined that the requirements had been or could be met. She summarized the arrangements for provision of services including sewer, water, stormwater, electricity, fire and emergency, schools, and streets upon annexation. She said that the applicant would submit specific development plans to the City once the property was annexed. She indicated the applicant had expressed an interest in applying for a Comprehensive Plan and zoning district change to residential with a Planned Unit Development (PUD) subzone.

Ms. Banks clarified that the 20 acres were not included in the inventory of industrial land in the Economic Opportunities Report because the authors were aware that the land would be proposed for rezoning. Ms. Banks said the annexation request was in general conformance with applicable City policies and approval criteria and listed the three issues noted in the staff report:

1. The applicant must receive annexation approval from the Lane County Boundary Commission prior to annexation and provision of City services.
2. Agreements shall be developed between the property owner and the City that delineate how services shall be provided to the subject parcel.
3. Upon annexation approval, the property owner may apply for a Comprehensive Plan and zoning district change to residential with a PUD subzone.

Mr. Morgan determined that there was no one in the audience wishing to speak to the matter.

Mr. Grice asked if gas was included in services to the property. Mr. Sprout replied that both gas and electric service would be available.

Mr. Olson asked why only 20 acres of a 29.08 acre parcel were proposed for annexation and whether the annexed property would be used for industrial purposes. Ms. Banks replied that the remaining 9 acres had been annexed last year for the Sierra Orchards development and the 20 acres would complete annexation of the parcel. She said that the property could not be used for industrial once it had been designated as residential.

Mr. Shrives said that the owners could consider a PUD, commercial, or other uses but a zone request to the City was a separate application from the annexation request and the City had sole authority to determine whether a zoning change was granted.

Mr. Christopher expressed the hope that the property would remain zoned for industrial because the City needed more industrial land, not residential land. Ms. Banks replied that staff had conducted an evaluation and determined that the property was in a difficult location for an industrial use. She suggested that the City take a more holistic look as where industrial land should be located.

Mr. Christopher noted that the supply of industrial land was being whittled away and not replaced. He would support the annexation but asked that the problem of the dwindling supply of industrial land be examined.

Mr. Morgan suggested that the commission could hold a work session to discuss industrial land.

Mr. Olson moved, seconded by Mr. Grice, the recommend approval of the annexation of the parcel. The motion passed unanimously.

Economic Opportunities Analysis Public Workshop

Ms. Banks announced that the economic opportunities public workshop was scheduled for March 31, 2005, at 6:30 p.m. She said the community's economic development vision and economic opportunities analysis, including the need for industrial land, would be discussed. She urged commissioners to attend the workshop as their perspectives and input would be very helpful.

Code Assistance Project Update

Ms. Banks reported that the code assistance project work group had meet earlier that day and Mr. Grice and Ms. Cohen were the commission's representatives on the group.

Mr. Grice commented that the members had become acquainted and discussed their expectations of the process and problems that needed to be addressed.

Mr. Morgan inquired about the status of the fence permitting ordinance. Mr. Shrives replied that the ordinance was scheduled to go to the City Council on April 11, 2005, after which the City could begin the public awareness and enforcement process.

Parks and Open Space Master Plan Project Update

Mr. Morgan announced that a cleanup and tour of Garden Lake Park had been scheduled for Saturday, March 19, beginning at 9 a.m.

Ms. Banks said an open house to share the parks and open space vision and needs assessment

was being planned.

Economic Interest Statements

Mr. Shrives reminded commissioners that they needed to complete and submit their annual economic interest statements, which were due by April 15, 2005. He said the State would mail the forms by the end of the week and commissioners could bring them to the City for bulk mailing or notify the City if they personally mailed the forms.

Transportation & Growth Management (TGM) Program

Ms. Banks distributed copies of pre-applications to the TGM program for grant funding. She said that one of the applications was for funds to develop an Interstate 5/Creswell interchange area management plan. She said the second application was titled “Intelligent growth strategies—Creswell Urban Growth Boundary Expansion.” She related that in the event Creswell needed to expand its UGB it would need to conduct a detailed analysis of where growth, including industrial land, should happen. She would keep the commission informed about the status of the requests.

Year-End Summary

Ms. Banks asked if there were any comments of the commission’s Annual Summary of Planning Activities distributed at the commission’s February meeting. She said that it was typically presented to the City Council by the commission’s chair. She asked that commissioners get their comments to her by March 25, 2005, and she would work with Mr. Shrives and Mr. Morgan to schedule the report on the City Council agenda.

Planning and Large-scale Capital Improvement Projects

Ms. Banks distributed copies of the timeline for planning and large-scale capital improvement projects.

IV. NEXT MEETING/ADJOURNMENT

Ms. Banks announced that the commission would hold its next meeting on April 21, 2005, at 8 p.m. She noted the later starting time and said both the April and May 2005 meetings would begin at 8 p.m.

(Recorded by Lynn Taylor)

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