

MINUTES

Creswell Planning Commission
Creswell Community Center – Creswell, Oregon

July 21, 2005
7:30 p.m.

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

ABSENT: Lloyd Safley, member.

STAFF/GUESTS: Megan Banks, Planner; Mark Shrives, City Administrator; Roy Sprout, Public Works Director; Ron Petitti, Mayor; David Nichols, Pacific West Engineering.

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

Minutes of April 21, 2005

Mr. Christopher, seconded by Mr. Grice, moved to approve the minutes of the April 21, 2005, meeting as submitted. The motion passed unanimously.

Audience Comments

There were no comments from the audience.

Commissioner Comments

There were no comments from the commissioners.

Poll Members for Conflicts of Interest

There were no conflicts declared.

I. OLD BUSINESS

There was no old business.

II. NEW BUSINESS

Case Nos. PA-2005-01 and ZC-2005-01, requests by Pacific West Engineering, on behalf of Leon and Carol Keeney, to change the current Comprehensive Plan Designation and Zoning for 20 acres in the northwest section of Creswell, located north of East West Lane, east of Harvey Road, west of

the Southern Pacific railroad lines (Assessor's Map 19-03-11, tax lot 3100). The site is currently zoned and designated Industrial and the proposal is for a Plan Designation change from Industrial to Residential and an associated Zoning District change from Industrial to Residential with a Planned Unit Development Subzone.

Ms. Banks related that pursuant to recommendations from the Planning Commission and City Council, the Lane County Boundary Commission had approved annexation of the subject property to the City of Creswell on June 27, 2005. She said the current designation and zoning district were Industrial and the applicant was proposing to change the zoning to Residential in order to develop a residential subdivision. She reviewed reasons by the designation change was logical and appropriate and consistent with the Comprehensive Plan and Creswell Development Code as set forth in the staff report and findings of fact and recommendation. She noted that Lane County Public Works Transportation had comments regarding stormwater runoff and existing and proposed streets, but those did not apply to a Comprehensive Plan change and would be addressed during preliminary subdivision plat review. She also noted that an agreement between the City and the property owner was in place for a no interest load to help fund the extension of key urban facilities to the site.

Ms. Banks discussed issues in the staff report related to a change from industrial to residential zoning:

- An Economic Opportunities Analysis indicated that approximately 137 acres were available for industrial and commercial development, of which 66 acres were for industrial use. While there appeared to be enough buildable industrial land, there was not a sufficient range of site sizes to respond to market opportunities.
- The subject property would not respond to the need for a range of sizes because it was a large 20 acre site.
- The subject site was not well-suited for industrial development because of its location as the extension of East West Lane would not occur and the street terminated at the property, leaving no straight-forward, low-impact access and the focus of new industrial sites would be visibility from Interstate 5, frontage along Highway 99 or near the airport.
- An analysis of the area determined that industrial uses would not be successful and therefore residential use was recommended.
- Surrounding uses already were or planned to be residential and it could be difficult to mitigate for potential visual and audible impacts of industrial uses because of the nominal setback requirements in the current Creswell Development Code.

Ms. Banks reviewed the draft findings of fact and concluded that the applicant could meet the requirements of the Creswell Lane Use Comprehensive Use Plan and Creswell Development Code.

Mr. Morgan determined that there was no one wishing to speak for or against the application.

David Nichols, Pacific West Engineering, indicated he was available to answer questions.

Mr. Christopher expressed concern that the application represented a loss of one-third of Creswell's available industrial land and hoped that the City would take steps to replace that land, possibly through expansion of the urban growth boundary (UGB), if the argument was being made that industrial uses should not be near residential areas. Ms. Banks said that the current development code made that challenging but revisions to the code could provide for a better transition between uses. Ms. Banks pointed out that the 66 acres available for industrial use that she cited earlier did not include the 20 acres of the subject site because of the pending request for a change in the Comprehensive Plan designation when the analysis was conducted.

Ms. Banks said that a recent urbanization study had indicated “fatal flaws” in industrial and commercial lands and she expected to have information on that study at the commission’s September 2005 meeting.

Mr. Christopher said that it was important to encourage more industrial and commercial uses instead of increasing residential uses in order to develop an employment base and avoid becoming a “bedroom community” to Eugene.

Mr. Morgan agreed with Mr. Christopher’s comments and the need to make Creswell a good environment for industrial development.

Mr. Christopher said he did not disagree with the determination that the site was not suitable for industrial development, but wanted to see the City address the need for more industrial and commercial land. Ms. Banks replied that the City was required by State law to have a 20 year supply of buildable industrial land and so would have to address that issue.

Mr. Shrives said that a local interceptor would open sites for development on the other side of Highway 99 by providing urban services. He said the City had signed agreements to run the interceptor beneath the railroad tracks.

In response to a question from Mr. Oelke, Ms. Banks said that a 20 year land supply was based on factors such as projections of population and elimination of constrained land and Creswell was currently deemed to have an adequate supply.

*Mr. Morgan moved, seconded by Mr. Christopher, to approve the staff report and adopt the findings of fact regarding the **Keeney-Murry Property Comprehensive Lane Use Plan and Zoning District amendment**. The motion passed, 5:0; Ms. Cohen abstaining because she had not been recognized by the chair and was unable to ask questions.*

Case No. PUD-2005-01 and SUB-2005-01 (concurrent submittal and review), a request by EGR Engineering, on behalf of Phil Velie, for a 19-lot residential subdivision on 4.6 acres (assessor’s map 19-03-13-21, tax lot 4600). The site is located approximately ½ mile west of Dale Kuni Road and will extend Emerald Valley Road (a private road) to the east.

Ms. Banks stated that this item would be postponed to the August 4, 2005, Planning Commission meeting at the request of the applicant to provide additional time for the applicant’s response to the staff report.

III. OTHER

One-year Extension Request for King of the Hill Preliminary Subdivision Plat (SUB-2004-03)

Ms. Banks noted that the commission initially approved the subdivision on July 15, 2004, and the applicant had submitted construction plans. She said that suggestions had been made for changes to those plans and staff saw no reason why the request should not be granted.

Mr. Morgan, seconded by Mr. Christopher, moved to grant the one year extension request for King of the Hill Preliminary Subdivision Plat. The motion passed unanimously, 6:0.

One-year Extension Request for Emerald Valley West PUD, Phase III Preliminary Subdivision Plat (SUB-2004-04)

Ms. Banks stated that the commission initially approved the subdivision on July 15, 2004, and there were now approved construction plans but the applicant needed additional time to allow the water level to drop in order to complete construction of the required open space. She said that staff saw no reason why the request should not be granted.

Mr. Christopher, seconded by Mr. Grice, moved to grant the one year extension request for the Emerald Valley West PUD, Phase III Preliminary Subdivision Plat. The motion passed unanimously.

Parks and Open Space Master Plan Project Update

Ms. Banks distributed a draft of the *City of Creswell Parks and Open Space Master Plan* and asked commissioners to review the draft and submit any comments to her by July 29, 2005. She said the draft was in the revision process and would be presented to the City Council on August 8, 2005, by the Parks Committee. She thanked the commission for its previous feedback on the plan and said this represented the final opportunity to comment except for providing testimony before the City Council.

IV. NEXT MEETING/ADJOURNMENT

Ms. Banks reminded the commission that its next meeting would be on August 4, 2005, at 7:30 p.m., instead of August 18 as originally announced.

The meeting adjourned at 8:15 p.m.

Keith Morgan, Chair
Creswell Planning Commission

Date

*LCOG: L:\SMALL CITY PLANNING\CRESWELL PLANNING\PLANNING\MINUTES\2005\CRESWELLPC050721.DOC
Last Saved: July 27, 2005*