

MINUTES

Creswell Planning Commission
Creswell Community Center—99 West 1st Avenue

November 16, 2006
7:30 p.m.

PRESENT: Keith Morgan, David Christopher, David Grice, Lloyd Safley, Blake Oelke, Wes Olson, Mike Ufford, members; Megan Banks, staff.

ABSENT: None

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

Minutes of September 21, 2006

Ms. Banks noted that the minutes of July 15 would come under separate cover from the City.

Mr. Christopher, seconded by Mr. Morgan, moved to approve the minutes of the September 21, 2006, meeting as submitted. The motion passed unanimously.

Audience

There was no one in the audience wishing to speak at this time.

Commissioner Comments

Commissioners had no comments.

Poll Members for Conflicts of Interest

Mr. Morgan determined that Mr. Olson had a conflict regarding Application A and Mr. Oelke a conflict regarding Application B. No other members had conflicts of interest or *ex parte* contacts to declare.

I. OLD BUSINESS

Mr. Morgan determined there was no old business, and moved to the next agenda item.

II. NEW BUSINESS

Application A: Limited Land Use Decision on Case No. PAR-2006-02, a request by Wesley J. Olson, for preliminary Partition Plat Approval for Two Parcels of 0.43 acres and 0.88 acres (19-03-14-21,

Tax Lot 1901). The site is located on First Street north of Avon Street and south of Morse Avenue. The site is zoned and designated as Residential on the Creswell Comprehensive Plan Land Use Map.

Ms. Banks noted that proposed Parcel 1 was developed with a manufactured house and garage, and proposed Parcel 2 was developed with a cabinet shop, auto storage, garage, and shed. The commercial uses on Parcel 2 would become nonconforming in the residential zone if the application was approved, and would be subject Section 15, Nonconforming Uses, of the Creswell Development Code.

Ms. Banks reported that the City Engineer recommended approval of the application, and no other comments were received.

Ms. Banks perceived no issues with the application that warranted its denial. She referred the commission to page 15 of the proposed findings and noted the single applicable condition, which called for a note on the final plat related to the nonconforming nature of the commercial uses on the property. In addition, there were two informational items: any further development on the parcels was subject to the applicable land use applications and approvals from the City of Creswell, and prior to the issuance of any building permit, the applicant would have to demonstrate compliance with driveway widths, access, spacing, and orientation, particularly in regard to Parcel 2.

Ms. Banks explained that the application was a limited land use decision that did not require a public hearing, although notice was provided to adjacent property owners.

Wes Olson, the property owner, called attention to an error on the proposed plat (nine feet was indicated rather than nineteen feet in one location and a transformer was incorrectly located) and indicated he would provide Dan Baker with the correct information before the final plat was submitted.

Mr. Safley, seconded by Mr. Christopher, moved to approve the application. The motion passed, 6:1:0; Mr. Olson abstaining from the vote.

Application B: Administrative Decision on Case No. SUB-2006-04F, EGR & Associates, on behalf of Sierra Development LLC, has submitted a final subdivision plat for a 24-lot residential subdivision on a portion of Tax Lot 2400, Assessor's Map 19-03-10 with the city limits (subdivision name: Swale Ridge). The site is located on the south of Niebock Lane west of the intersection of Harvey Road and Niebock Lane.

Ms. Banks recalled that the commission granted preliminary subdivision approval to the property in March 2006, and the final plat before the commission now was for Phase 1. There were no conditions as part of the preliminary subdivision approval, but there were conditions related to construction documents and the final plat, as well as some informational items related to building permit approval.

Ms. Banks called the commission's attention to the City Engineer's remarks regarding the application, and noted the City's Public Works Director had two items that required follow-up before the final plat. No other comments were received. She noted that the final plat was an administrative decision so no notice was provided to adjacent property owners.

Ms. Banks referred the commission to page 5 of the findings and said the applicant had addressed the majority of the items. She reviewed the outstanding items and noted the letter of credit had been received by the City, so she proposed that condition be removed.

Responding to a question from Brent Erickson, EGR & Associates, Ms. Banks indicated she would clarify that the applicant did not need to dedicate reserve strip, and that the plat was shown correctly. Mr. Erickson shared the next steps in the applicant's development plans with the commission, clarifying that bioswale access easements would be addressed during the first addition. He indicated the applicant would ensure everything was inside the public utility easement before the plat was filed. Ms. Banks said she would make the appropriate changes to the findings.

Mr. Morgan, seconded by Mr. Safely, moved to approve the application. The motion passed, 6:1:0; Mr. Oelke abstaining from the vote.

Application C: Public Hearing on Case No. PUD-2006-01 and SUB-2006-05 (The Reserve at Emerald Valley planned unit development and preliminary subdivision plat)
Postponed until December 2006 regularly scheduled planning commission meeting

III. OTHER

Ms. Banks reported that the public hearing on the Development Code scheduled for December 11 had been postponed until January 2007. She previewed the commission's December agenda.

Ms. Banks provided a brief update on the appeal to the Land Use Board of Appeals regarding a planned unit development and subdivision proposal for Emerald Valley (The Fairways).

Ms. Banks reported on her recent attendance at the Northwest Organization of Regional Floodplain Managers Conference, emphasizing the technical nature of the conference. She invited commissioners to contact her for more details about the conference.

Ms. Banks reported that Denise Walters of the Lane Council of Governments would take over more of the current planning for the City of Creswell while Ms. Banks worked on the comprehensive plan update.

IV. ADJOURNMENT

Mr. Morgan adjourned the meeting at 8:25 p.m.

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