



MINUTES
Planning Commission Meeting
Monday, January 30, 2023 Hybrid - 39250
Pioneer Blvd. and Zoom 6:30 PM

COMMISSIONERS PRESENT: Jerry Crosby, Commissioner, Steven Hook, Commissioner, Jan Lee, Commissioner, Breezy Poulin, Commissioner, and Darren Wegener, Commissioner

COMMISSIONERS ABSENT: None

STAFF PRESENT: Kelly O'Neill Jr., Development Services Director, Shelley Denison, Associate Planner, Emily Meharg, Senior Planner, and Josh Soper, City Attorney

COUNCIL LIAISON PRESENT: Chris Mayton, Councilor

1. MEETING FORMAT NOTICE

Instructions for electronic meeting

2. ROLL CALL

Chair Crosby called the meeting to order at 6:31 p.m.

3. PLANNING COMMISSION DISCUSSION

Commissioner Lee nominated Chair Crosby for Chair. Commissioner Wegener seconded the nomination. Chair Crosby clarified this would be his second year. Commissioner Hook expressed interest in Vice Chair. Commissioner Lee seconded the nomination.

Motion: Motion to appoint Chair Crosby as Chair and Commissioner Hook as Vice Chair.

Moved by: Commissioner Wegener

Seconded by: Commissioner Poulin

Yes votes: All Ayes

No votes: None

Abstentions: None

4. APPROVAL OF MINUTES

4.1. Draft Minutes for November 28, 2022

Chair Crosby asked for any edits. With no requested edits, Crosby declared the minutes approved.

5. REQUESTS FROM THE FLOOR - CITIZEN COMMUNICATION ON NON-AGENDA ITEMS

Development Services Director O'Neill asked if Councilor Mayton had anything he'd like to share as the Council Liaison. Councilor Mayton introduced himself as the new Council liaison to the Planning Commission.

6. DIRECTOR'S REPORT

Development Services Director O'Neill reiterated that Councilor Mayton will be the new Council liaison to the Planning Commission. O'Neill mentioned there in an employment opening for a permit technician in the Building Division.

O'Neill provided an update on the moratorium and the number of ERUs issued and projected the City will be down to 70-80 ERUs at the end of March. Based on sewer flows, it appears the fixes at the sewer treatment plant and the pipe replacement project are working, which will result in more ERUs being available after the stress test. However, the Council will likely need to extend the moratorium based on the timing of the stress test.

O'Neill gave an update on ongoing projects. The clear and objective code audit is still occurring. The final Transportation System Plan document is in the process of being written and should be adopted in May or June. The Comprehensive Plan update is also continuing and there will be work sessions in the near future.

O'Neill provided an update on the Planning Commission recruitment to fill the two vacant seats. There were 12 applicants, but four people didn't meet the residency requirements. The selection committee narrowed the candidates down to five people to be interviewed later this week.

Commissioner Lee asked if there will be a backlog of land use applications due to the moratorium. O'Neill stated he doesn't have an answer but thinks that once Bell/362nd is extended, there will be development in that area. In addition, there may be a subdivision or two that will move forward.

7. NEW BUSINESS

7.1. Johnson RV Canopy Cover (22-037 DR/VAR):

Chair Crosby opened the public hearing on File No. 22-037 DR/VAR at 6:46 p.m. Crosby called for any abstentions, conflicts of interest, ex-parte contact, challenges to the jurisdiction of the Planning Commission, or any challenges to

any individual member of the Planning Commission. No challenges were made, and no declarations were made by the Planning Commission.

Staff Report:

Associate Planner Denison summarized the staff report and presented a slideshow. Denison gave a brief overview of the proposal and provided additional information on the proposed landscaping and driveway/site access. Denison explained the applicant's requested Type II Variance request to roof pitch and staff's support. Denison provided background on the Type III Special Variance request, which requires Planning Commission review, and presented the staff recommendation. Denison also summarized the applicant's requested change to draft condition of approval D.3 in the staff report.

Commissioner Lee asked a clarifying question about the future realignment of Industrial Way. Denison explained that the alignments in the Transportation System Plan (TSP) are conceptual, but that the project is on the Capital Improvement Project list. Commissioner Wegener asked about the timeline for the Industrial Way realignment. O'Neill stated it would be at least 5 years out based on the budget. O'Neill speculated it would most likely be completed in the 20-year TSP horizon. Commissioner Lee noted there's not a lot of foot traffic on Industrial Way. O'Neill mentioned the path along Highway 26 as an alternate. Denison noted there are sidewalks on the north side of Industrial Way.

Applicant's Presentation:

Tracy Brown
Tracy Brown Planning Consultants LLC
17075 Fir Drive
Sandy, OR 97055
Tracy Brown introduced the project team.

Robert Murray
Johnson RV
41777 Highway 26
Sandy, OR 97055

Robert Murray from Johnson RV gave some background on Johnson RV, the proposed use of the site, and stated the public would not be accessing this property.

Tracy Brown further explained the applicant's requested change to draft condition of approval D.3.

Public Testimony in favor:

None

Public Testimony against:

None

Public Testimony neutral:

None

Staff Recap:

None

Applicant Rebuttal:

None

Discussion:

Commissioner Wegener asked about the 20-foot tree buffer on the north side of the site in relation to the sidewalk variance and future sidewalk location. O'Neill explained that realignment of Industrial Way will reconfigure the site and will likely require removing an existing building, which will decrease the value of the site. Wegener questioned why the applicant is investing in improvements to the site if it will be impacted by the future alignment and wondered if the sidewalk should go in now since the City doesn't really know when the Industrial Way extension would go in. O'Neill explained the money would be set aside for the future improvements and that the City could install the sidewalk sooner if it's decided Industrial Way won't be reconfigured in the near future.

Chair Crosby asked to review the proposed change to condition D.3. Crosby asked at what point the RV becomes "for sale." Council liaison Mayton suggested the Planning Commission authorize RVs to be able to be stored on the lot. Denison specified the site would not be used for RVs for sale, only for those being washed or repaired. O'Neill explained the transportation analysis is based on a repair facility and not RV sales, as is the sidewalk variance recommendation. Commissioner Poulin asked if "and/or related materials" could remain in the condition? Commissioner Wegener expressed concerns about all of the additional things that could be stored outside the building in addition to the RVs themselves. Robert Murray stated that the RV parts can't be left outside and the intent is not to store any parts outside. The outdoor area will just be for RVs that are waiting to go in and out of the repair/wash area. O'Neill stated he could always authorize a special request, if needed,

based on the language in the condition. The Commissioners agreed on adding “and/or related materials” to revised condition D.3

Motion: Motion to close the public hearing at 7:32 p.m.

Moved By: Commissioner Wegener

Seconded By: Commissioner Poulin

Yes votes: All Ayes

No votes: None

Abstentions: None

Motion: Motion to approve the proposal with the staff recommendations and the discussed change to condition D.3.

Moved By: Commissioner Poulin

Seconded By: Commissioner Wegener

Yes votes: Wegener, Poulin, Hook, Lee, Crosby

No votes: None

Abstentions: None

The motion passed at 7:34 p.m.

8. ADJOURNMENT

Chair Crosby adjourned the meeting at 7:34 p.m.



Chair, Jerry Crosby



Planning Director, Kelly O'Neill Jr