

AGENDA ITEM

I. ROLL CALL

Chair Summerhays called the meeting to order at 6:30 PM. In attendance were Commissioners Atkin, Farlow, Couch, and Chair Summerhays. Commissioner Eisenhower was absent. There was a quorum. Staff in attendance were Planning Director Matt Brinkley and Assistant Planner Steffen Roenfeldt.

II. APPROVAL OF THE AGENDA

Add III. Approval of Minutes from February 22, 2016.

III. APPROVAL OF MINUTES

A. MINUTES FROM FEBRUARY 22, 2016 – REGULAR PLANNING COMMISSION MEETING

Minutes from February 22, 2016 – Regular Planning Commission Meeting. MOVED BY COMMISSIONER ATKIN, SUPPORTED BY COMMISSIONER FARLOW, TO APPROVE THE MINUTES WITH ONE MINOR CHANGE.

ROLL CALL VOTE AS FOLLOWS:  
AYES: ATKIN, FARLOW & COUCH (3)  
NAYS: NONE (0)  
ABSTENTIONS: SUMMERHAYS (1)

IV. NEW BUSINESS

A. DESIGNATE STAFF PERSON TO OVERSEE LANDMARK SIGN REVIEW

Mr. Brinkley explained that the Land Development Code allows for landmark signs which are of historical or architectural importance. The Planning Commission can review those permit applications or designate a staff person to do so.

Mr. Brinkley gave a brief history about the specific sign to be installed. There was discussion on how to phrase the motion.

MOVED BY COMMISSIONER FARLOW, SUPPORTED BY COUCH, TO APPOINT PLANNING DEPARTMENT STAFF TO REVIEW THE LANDMARK SIGN PROGRAM APPLICATION.

ROLL CALL VOTE AS FOLLOWS:  
AYES: ATKIN, FARLOW, COUCH & SUMMERHAYS (4)  
NAYS: NONE (0)  
ABSTENTIONS: NONE (0)

THE MOTION PASSED.

V. OLD BUSINESS

A. CONTINUE DISCUSSION OF THE FINAL DRAFT OF THE REGIONAL ECONOMIC OPPORTUNITY STUDY

Mr. Brinkley said that we are now at the point where we have a final document. The most important part included in the documents is the recommendation to include all of the employment land in PH-5 in the UGB expansion. Mr. Brinkley said that the land along the most northern end of PH-5 will most likely not be part of this UGB amendment which underscores the need to bring all of the other employment land in. However, this land could effectively be used as a buffer zone.

There was discussion about parcel size and possible uses. Mr. Brinkley would like the Commissioners to get back to him with any comments they have.

This document will become part of the UGB amendment which will expectantly be submitted to Jackson County by early 2017.

B. CONTINUE DISCUSSION OF HOUSING NEEDS ANALYSIS

Mr. Brinkley said that this document is now pretty much final, too. He gave a brief history of the document. With this installment, we now have the amount of demand for residential land that will get generated over the next 20 years as well as the amount of land the City will need.

- B. CONTINUE DISCUSSION OF HOUSING NEEDS ANALYSIS
- There was discussion.  
Commissioner Couch wanted to know how the City decides about which land will and will not be part of the UGB amendment. Mr. Brinkley explained the background of the RPS. All those studies to determine potential properties were part of the original RPS plan. There was discussion.
- C. CONTINUE DISCUSSION OF TRANSPORTATION SYSTEM PLAN UPDATE
- Mr. Brinkley said that we now also have the final document for the transportation system plan update. There was discussion.
- Mr. Brinkley would like the Commissioners to come up with a date for a joint study session with City Council. There was discussion.
- MOVED BY COMMISSIONER ATKIN, SUPPORTED BY COMMISSIONER COUCH, TO INVITE CITY COUNCIL TO A REGULAR PLANNING COMMISSION MEETING IN MAY FOR A JOINT STUDY SESSION TO DISCUSS THE TRANSPORTATION SYSTEM PLAN UPDATE
- ROLL CALL VOTE AS FOLLOWS:  
AYES: ATKIN, FARLOW, COUCH & SUMMERHAYS (4)  
NAYS: NONE (0)  
ABSTENTIONS: (0)
- THE MOTION PASSED UNANIMOUSLY.
- VI. PUBLIC COMMENTS
- None.
- VII. COMMENTS FROM COMMISSIONERS
- Commissioner Couch was wondering when it is appropriate to send recommendations from the Planning Commission to the other commissions in the City about certain projects. Mr. Brinkley answered that whenever the Planning Commission feels it is necessary to do so, they can do it.
- Commissioner Farlow said that he would like to reopen the discussion on how to accommodate housing for the homeless. There was discussion. Commissioner Farlow wanted to see this item on the agenda in the near future.
- Commissioner Atkin wanted to know if it was made sure that the people at the Bavarian Hotel will get sufficient notice before the demolition of the hotel. Mr. Brinkley said that the City will make sure that they will get sufficient notice.
- VIII. PLANNING DIRECTOR'S REPORT
- Mr. Brinkley said that he wants the Planning Commission to look at "tree protection provisions" in the near future to figure an enforcement mechanism. There was discussion. Chair Summerhays said that she is pretty sure that the City did a tree inventory in the past.
- IX. ADJOURNMENT
- The meeting was adjourned at 8.05 pm.

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Micki Summerhays, Chair

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Matt Brinkley, Planning Director