

ESTACADA PLANNING COMMISSION MINUTES
THURSDAY, OCTOBER 27, 2016 – 7:00 PM
CITY HALL

1. CALL TO ORDER

The meeting was called to order at 7:00 pm.

2. ROLL CALL

Present: Cm. Piper, Cm. Ennis, Cm. Sager, Cm. Meier, Chrm. Wheeler, CP Scott Hoelscher, DCR Traci Hovda.

Absent: Cm. Hawkes & Cm. Hartwig.

3. APPROVAL OF AUGUST 4, 2016 MINUTES

Consensus was to approve the minutes as presented.

4. PUBLIC HEARINGS

- A. Conditional Use #2016-1. The applicant, Steve Scott/Estacada Pregnancy Resource Center, are requesting a conditional use according to Section 16.16.030(O) of the Estacada Municipal Code, to allow for medical offices for property described as 34E, 20DA, tax lot 701 – 107 NW 5th Avenue. The subject property is zoned R-1 (low density residential). This conditional use is subject to section 16.16, 16.76 & 16.88 of the Estacada Municipal Code.

CP Hoelscher reviewed a PowerPoint presentation regarding the application and the staff report, which recommends approval with conditions.

Chrm. Wheeler read a statement regarding evidence and opened the public hearing.

Chrm. Wheeler asked how many parking spaces are required. CP Scott Hoelscher stated that this use isn't specifically listed so they have to look for something close. A medical office would be based on the square footage of the building and would require way more spaces than are warranted. CP Scott feels that the number of on street spaces together with the offsite parking lot are more than ample to handle the traffic from this use.

The Commission asked why this is just now coming to the Commission when it has been open for a few years. CP thought it was the result of a code enforcement recommendation.

Cm. Piper asked if condition #6 should be stricken since the business is already open. CP agreed.

Steve Scott, on behalf of the applicant - stated that clients to the building park on 5th Avenue, but most walk - often are students. He feels that the parking in the rear (off street lot) would be irrelevant and unused and would be a challenging hardship on the clinic since they are a non-profit that runs on donations. Mr. Scott also said they were already planning on putting a fence on the north end of the property. He stated that the building was given to them in 2012 and they didn't know they needed to go through this process until recently.

Chrm. Wheeler asked if we have to require the parking lot to be paved. CP cited and read code Section 16.76.010.F which requires that areas for standing and maneuvering of vehicles have a paved surface.

Greg Johnson, 30095 SE Cemetery Road - asked if requiring the parking lot was going to prohibit the clinic from dividing its two tax lots and building another house. Mr. Scott stated that the current building is built over both tax lots so dividing them is not an option.

Chrm. Wheeler closed the public hearing.

CP Hoelscher stated that the condition regarding the fence could be specific and that the Planning Commission could require a site obscuring fence 6' tall.

The Commission discussed the parking and felt the on street parking was sufficient and was concerned with the undue expense of requiring the parking lot to be paved.

Cm. Sager moved to approve Conditional Use #2016-1 with the conditions of approval, striking condition #6, specifying the fence must be 6' tall site obscuring and requiring the parking lot to be covered with gravel and not paved. Cm. Piper seconded the motion. Motion passed 5-0.

B. Planned Development Subdivision Application #2016-1. The applicant, Park Estacada LLC, is requesting a 284 unit single family planned development on property described as 34E, 20, tax lots 104, 500 & 700, which are zoned R-1 (low density residential) & C-1 (general commercial). The application is subject to the criteria in Section 16.16, 16.28, 16.52, 16.104-16.116 of the Estacada City Code. General location: the 71.44 acres lying between Eagle Creek Road and Cemetery Road, north of 10th Avenue. The Planning Commission will forward a recommendation to the City Council, who will hold a public hearing on Monday, November 14, 2016.

CP Hoelscher reviewed a PowerPoint presentation and the staff report, which recommends approval with several conditions. CP also reviewed a memo from the County traffic engineers with specific requirements for Cemetery and Eagle Creek

roads, that are both County maintained. He said these conditions need to be included in the approval. He reminded the Commission that they are making a recommendation that will go to the City Council on November 14th.

CP Hoelscher discussed the lot size flexibility that the PUD allows, and lot sizes vary from 4,000 to 20,000 sf. The development includes a city park. His recommendations include a required connection to Cemetery Road. He also discussed a conflict between the current bus garage and 9 homes that would be right across from it. A potential solution to the fix the problem could be a land swap between the School District and the landowner of the subdivision property. He also explained that the future Hill Way goes through school property and they have a plan to develop this area in to fields. CP stated that the City and School District should work together to determine the most appropriate future alignment for Hill Way. The actual path that the Hill Way connection takes can be worked out later.

Chrm. Wheeler read a statement regarding evidence and opened the public hearing.

Chris Goodell, AKS Engineering - described the project including the variable lots sizes and said that they make sense and is a good use of the property. They are preserving a natural wetland and dedicating a nice city park. There will be 4 phases to this development over 10 years. He stated they are by enlarge in favor of the conditions of approval. He distributed a memo regarding issues brought up by the school. They met with the school superintendent and are actively working on resolutions and feels the memo he handed out clarifies ways to handle the issues and were a direct result from the meeting. He said the superintendent was in favor of the application. Mr. Goodell reviewed a few corrections to the staff report, all of which CP Hoelscher was in consensus with. Mr. Goodell also stated that they didn't have any problem with addressing the additional conditions by the County Engineer.

John Christianson, AKS Civil Engineer - discussed the potential road connection to Cemetery Road and explained to construct this would require grades in excess of 22-26%, which are not safe. For comparison he stated that Cascadia Ridge has some 12% grades and one 14%.

Mr. Goodell discussed the landscape strips that CP Hoelscher mentioned he would like to see added to the project. Mr. Goodell said these strips are optional, and were not required on the prior applications for this PUD or other local streets. He stated the additional 10' ROW will have significant impact on this development.

Mr. Goodell said they did hire a traffic engineer and all of their property intersections could perform adequately, they all met acceptable performance standards.

Cm. Piper asked about Hill Way being completed. Mr. Goodell stated this crosses School property and that is up to the City to work out with the School. He said the

City could do it, or the school could develop their property and make the connection. Broadway will also ultimately be connected all the way through.

Cm. Piper is concerned with potentially 1,200 people only having 2 points of access out through Eagle Creek Road. He feels some sort of access on the east side (such as the Cemetery Road connection recommended by CP Hoelscher) must be installed. This bottle neck is not a good design.

Mr. Goodell stated that this development is phased over 10 years; lots of other development could happen during this time and provide future connectivity.

Andy Pihl, applicant - stated they are going to do a nice quality job. They are vested in Estacada and have very specific ideas for this development including parks and quality homes. He stated that through growth more funding goes to the schools. This is a landmark project for Estacada and he would like to receive a 10 year approval up front because it provides ample time for the community to absorb the growth.

Tim Whiting, 23909 Bonnie Lure Road, Eagle Creek - stated he is a commercial realtor and has lots in the industrial park for sale. He said business is going fairly well, and as businesses develop there needs to be housing available. He stated that currently there are 14 homes for sale in the \$250,000-\$400,000 price range. This number has been as low as 2 in the past 2 months. He feels the demand is great and the nice blend of lot sizes will allow for various size families and needs.

Dianna Turk, 30095 SE Cemetery Road - loves the open spaces and the park. She is concerned with the mention that the pathways not being ADA compliant. She said it is very frustrating and feels developers should go above the minimum required to make it enjoyable for everyone. She is concerned with who will pay to develop Broadway and is also concerned about all of that additional traffic that will go right in front of Rivermill School. She feels the developer is the one making the money and should have to pay for these other connections. She discussed the future Hill Way going through the school property and feels with all of these new homes the school is going to need all of their property for the students. She said the taxpayers shouldn't have to pay for the road. She also stated that even though the connection to Cemetery seems too steep the developer should have to find another way to make it work.

Scott Sullivan, Estacada School District - apologized that the Superintendent, Marla Stephenson, was not able to attend but stated the school is not opposed to the project or to growth. He discussed the bus garage and said the school is happy to work on a resolution. He discussed the Hill Way connectivity through the school property and said the school is willing to be ethically and financially responsible for the connection.

Shannon Richards, submitted a letter to the Commissioners and discussed the noise from the bus barn. She said she lives on Cemetery Road and can hear the busses, not sure what type of buffer could be installed to cut down on the noise.

She is mostly concerned with the size of the lots. She said if they increase the size of the lots they change the audience of who they are marketing to. She feels we should be selective by who we invite into our community. She feels Estacada has done a good job of elevating the quality of developments these past few years. She would like to see the project changed to not have so many 4,000 square foot lots.

Greg Johnson, doesn't think the property should be residential at all, he feels we have a shortage of industrial property and this is a major loss. He stated the local airport could be expanded to allow them to bring in items for industrial use since we are so far from I-205 & I-84. He agrees with not running a road up to Cemetery Road, it's very steep. He asked if the development has been tested for possible slides. Mr. Goodell said they have had full topography and geotech reports done and there are no slide areas. He feels the smaller lot sizes are fine but thinks there should be multi-family housing and even a small high rise. He asked if the City services could handle the additional development. CP stated that Public Works stated it has capacity to handle it.

Chris Goodell - appreciates all of the comments and takes them to heart. He said the trails will meet ADA standards as much as possible, there are some areas with slopes too steep for ADA approved trails. He discussed the developer paying their own way - he said the City has SDC monies that they collect from all houses built that can be used for offsite improvements, such as road connectivity. This development will pay into those SDC's and therefore will be helping pay the way. He discussed the lot size variety and said on average they have 4 units per acre, so this isn't a low density project. He stated the property is zoned residential not industrial so that isn't an option.

Cm. Piper asked about what will be in the park. Mr. Goodell said they will develop it with a restroom and parking, it will be dedicated to the City so it could be whatever the City wants it to be.

Chrm. Wheeler closed the public hearing.

The Commission discussed the 5' buffer strips. Cm. Meier feels they should only be required on Liberty, Hilway & Forest Park roads. CP Hoelscher said that is something the Commission could require if they wanted to.

CP Hoelscher stated that 14' travel lanes on a local road are quite wide and there may be opportunities to fit a landscape strip within the existing 40' ROW. Cm. Wheeler stated he is not in favor of narrowing travel lanes for the landscape strips.

Cm. Piper moved recommend approval with the conditions of approval, as corrected tonight, adding the memo from AKS with the 3 conditions regarding the bus garage/neighborhood lots and with a condition that staff work with AKS to identify and add any conditions from the County Traffic Engineer report that are necessary, prior to the City Council meeting.

Cm. Ennis seconded the motion. Motion passed 4-1 (Cm. Sager).

The next Planning Commission meeting will be Thursday, December 15th.

5. ADJOURNMENT

The meeting was adjourned at 9:20pm.