

MILL CITY PLANNING COMMISSION
Meeting of September 3, 2019

The meeting was preceded with a site visit to 1345 SW Spring Street at 5:30 p.m.

Planning Commission members present: Chair Ann Carey, Dennis Chamberlin, Marge Henning, Woody Koenig, David Leach, Sandy Lyness and Grant Peterson.

Staff in attendance: Planning Advisor David Kinney and City Recorder Stacie Cook.

City Council Representatives: None.

Agency Representatives: None.

Citizens: Donald Strasser and Julie Strasser.

The meeting was called to order at 6:30 p.m. Chair Ann Carey led the pledge of allegiance.

APPROVAL OF MINUTES: Chair Carey said that there needs to be a second to the motion on page five. Dennis Chamberlin said that he seconded the motion.

Woody Koenig moved, seconded by Dennis Chamberlin to approve the minutes of July 30, 2019, as amended. The motion carried, (7:0).

PUBLIC COMMENT: None.

PUBLIC HEARING: File No. 2019-11
Applicant/Property Owner: Donald & Julie Strasser
Proposal: Site Plan Review – Land Use Action on the North Santiam
River
Location: 1345 SW Spring Street
Linn County Assessor's Map # 9S3E32BA Tax Lot 3400

Chair Carey opened the public hearing at 6:33 p.m. Chair Carey read the procedures for land use hearing asking if there were objections to the notice that was sent in this case. None stated.

Chair Carey asked for any conflicts of interest, bias or ex parte contact. Being none, the applicant's presentation was called for.

APPLICANT'S PROPOSAL: Don Strasser, applicant, said that they are proposing to build a single family home with both attached and detached garages. Total lot coverage is about 25%. There are no plans to remove vegetation within the parcel except for erosion control. The setbacks will be 25'-30' from the top of bank, 20' from the west property line, about 23' from the east property line and 60' from the south property line to the garage.

STAFF REPORT: Planner Dave Kinney stated that the criteria to base a decision on are providing the riparian corridor and calling for replanting of native vegetation within the riparian

area, special setback from the water's edge/topographical slope; typically 25'-30' and installation of a fence.

Storm drainage must be provided on site to a detention or retention area or direct drainage to SW Spring Street.

Staff recommends approval with the following conditions:

1. Approval expires September 21, 2020 at 4:00 PM if a building permit for a new home has not been applied for.
2. All public works requirements must be met including water, sewer, street, sidewalk, storm drainage improvements, a ROW construction permit has been filed and a sewer easement recorded.
3. The riparian easement must be maintained with existing trees and vegetation to remain and no man-made structure installed.

PROPONENT'S TESTIMONY: None.

OPPONENT'S TESTIMONY: None.

GENERAL TESTIMONY: None.

QUESTIONS OF CLARIFICATION FROM PLANNING COMMISSION: Grant Peterson asked how design standards can be met since a detached garage and attached garage will be in front. Mrs. Cook said that the architectural features will be shown on the front of the home, including the second story and won't be obscured by the attached garage. Mr. Kinney said that the layout complies with the way the code is currently written.

APPLICANT'S REBUTTAL: None.

STAFF SUMMARY: None.

CLOSE OF HEARING: Chair Carey closed the hearing at 6:54 p.m.

DELIBERATION: *Grant Peterson moved, seconded by Marge Henning to approve the site plan for Donald and Julie Strasser to construct a new single-family dwelling at 1345 SW Spring Street, File No. 2019-11 and adoption of the proposed findings and the recommended conditions of approval. The motion carried, (7:0).*

PRESENTATIONS: None.

OLD BUSINESS: None.

NEW BUSINESS: None.

INFORMATIONAL ITEMS: None.

BUSINESS FROM THE PLANNING COMMISSION: None.

OTHER BUSINESS: Mr. Kinney said that he provided an update to the 2019 projects to date. The outline provides current land use applications, new land use applications, potential land use applications and updates on a number of projects happening within the City.

The charging stations and parking lot are still moving forward. The public works shop is up. Landscaping needs to be addressed for the property.

One question that came up during the Freeman Meadows Subdivision process was the potential for contamination of the City's water supply. There is a fuel supply area planned for the east side of the building. However, with these concerns staff is looking at moving the area to the WWTP.

Mr. Kinney said that he is considering bringing someone in to provide education on the aquifer and how they work so that there is a better understanding for the Planning Commission and City Council. Mr. Peterson suggested having a community meeting so that the people understand as well or at a minimum have someone of authority draft an informational sheet for the water issues that would be available to the public.

The ADU code will be presented for an initial review to the Council at the October 8, 2019 meeting.

The City was granted \$1.88 Million for storm drainage work including updating the Storm Drainage Master Plan, SW Spring Street Storm Drainage improvements and the Kimmel Park Storm Drainage outlet improvements.

The City will be reapplying for the Safe Routes to School Grant this upcoming cycle. With the storm drainage funded through the grant funded by the Legislature, this element can be removed, which provides additional opportunity to add sidewalks from S 1st Avenue to SW 4th Avenue and in between.

Staff is looking to apply for a DLCD Technical Assistance Grant to complete a WWTF capacity review, capital facilities plan document, Chapter 11 – Public Facilities, Chapter 10 – Housing and complete the Public Facilities Chapter of the zoning code.

Mrs. Cook said that she would like to complete a riparian code for City-owned properties before the end of the year so that we are in compliance with our TMDL documents.

The meeting was adjourned at 8:10 p.m.

Prepared by:

Stacie Cook, MMC City Recorder

Minutes approved by the Planning Commission on the 30th day of July, 2019