

CITY OF KING CITY

CITY COUNCIL - PLANNING COMMISSION WORK SESSION MINUTES

City Council Chambers

City Hall

May 17, 2017

Call to Order: Commissioner Feickert called the work session to order at 6:07 p.m.

Roll Call: Present: Mayor Ken Gibson, Councilor Chi Nguyen-Ventura, Councilor Gretchen Buehner, and Councilor John Boylston.

Planning Commissioners Present: Gerry Feickert, Carolyn Griffith.

Absent: None

Agenda Item 1: Commissioner Feickert opened the session and called Ron Baker of 15200 Burgundy Drive representing the Lions Club presented the Planning Commission and City Council the Lion's Club request for a sign at the Royalty Parkway and 116th Avenue Intersection.

Bill Gerkin of 15885 SW Alderbrook Circle gave a brief history of the Lion's Club International and some of the projects and efforts the Lions Club has been involved with. Mr. Gerkin provided a brief summary of some of the services the Lion's Club provides to the King City Community. Explaining that Lion's Club International will be celebrating its 100th year anniversary on June 7th.

MOTION MADE BY COMMISSIONER GRIFFITH TO CONDITIONALLY APPROVE THE SIGN PLACEMENT REQUEST OF THE LION'S CLUB, SECONDED BY COUNCILOR BUEHNER, TO APPROVE WITH THE FOLLOWING CONDITIONS:

- NEEDS TO BE ON PRIVATE PROPERTY
- NEEDS TO PRESERVE SIGHT DISTANCES
- APPLICANT NEEDS TO WORK WITH CITY STAFF FOR APPROPRIATE SIGN PLACEMENT

ROLL CALL: 6-AYES – 0-NEYS – 0 ABSTENTIONS

THE MOTION PASSED UNANIMOUSLY.

Agenda Item 2: Commissioner Feickert opened the Special presentation from Urbswork and requested staff to provide opening remarks.

CM Weston introduced Marcy McInelly (MM) from Urbsworks to begin the presentation.

MM presented the mid-point report to the commission and council and discussed the first and second alternatives that were designed through the charrette process. She further elaborated that a third alternative was under development.

MM described the process to the City Council and presentation methods to the Metro Council in 2018. Explaining that the entire process takes place over multiple years and includes multiple contingencies, unknown variables, and layers of planning. If the City's request to have their areas brought into the UGB are successful then the City may be able to open the western portions for potential annexation by the year 2020.

MM presented the findings from the Baseline Date reports including results from the preliminary market study, transportation, and infrastructure reports. MM explained the current and expected conditions of the infrastructure in the area and how the urban designing layers area developed and portrayed.

MM discussed the process to date and the technical and stakeholder advisory committees, the manner in which those meetings are held and the preferred outcomes of these meetings. MM discussed some of the emotions that are tied to the properties by some of the owners, and how those emotional ties may impact the overall design and development patterns. MM explained that while some property owners are anxious to develop others are inclined to hold onto their properties and have full life plans for their properties.

CM Weston discussed the development patterns that are expected, as well as the infrastructure challenges that the city will face due to the natural resources that transect the area. CM Weston explained that the areas between 150th and 137th will likely take longer to develop and may retain the current rural character for an entire generation and possibly longer. CM Weston explained that this is a long term plan that will guide development to an eventual integrated design build out.

MM discussed options for high quality designs relating to the market study and options for development opportunities.

MM discussed the alternatives and designs that came out of the Charrette and projected the methods of development from a regional approach on the western properties and a gentler development approach to the areas that are not ready to develop, like those in the eastern portions or holdout properties.

MM also discussed some of the comments and concerns brought up during the Charrette and how the City could address those concerns through a series of phases or alternate modifications to the concept plan.

MM discussed the frameworks that were drafted as a result of the Charrette process and illustrated the development framework through a series of drafts, drawings, contour maps, and images produced by the urban architects and designers. The alternate frameworks indicated a couple alternative scenarios that could be implemented in order to protect natural and scenic byways and provide smooth transitions between pre-existing and potential future planned development areas.

MM explained the diagrams including transportation, development, utility, and natural resource frameworks and alternatives.

A member of the audience brought attention to the increased flows of stormwater coming down the mountain from the river terrace developments on Bull Mountain

CM Weston explained some of the variations of stormwater features discussed and considered as a function of the concept planning that would help facilitate stormwater retention and treatment. CM Weston expressed his desire to see a more regional approach to the stormwater issues and hopefully those features can also be integrated as community amenities and recreational features.

Councilor Buehner also provided comments about the stormwater situation on Bull Mountain and within River Terrace and provided some background on the development and efforts put forth by the City of Tigard. Councilor Buehner also explained that the King City was trying to take a proactive approach to the stormwater to ensure the protection of the natural resources and properties in the King City areas.

MM refocused the conversation on the alternatives under development and how the infrastructure and development processes may progress going forward, discussing the two alternatives that are currently on the table and the production of an alternate third option.

A member of the audience presented a question regarding schools and desires of the school district.

CM Weston explained that the School District was looking at the necessity of an elementary school and siting the school in the area.

MOTION MADE BY COMMISSIONER GRIFFITH TO ADJOURN, SECONDED BY COUNCILOR NGUYEN-VENTURA.

COMMISSIONER FEICKERT CLOSED THE MEETING

Adjourn: Meeting Was Adjourned at 7:04 P.M.

Respectfully Submitted,

Michael Weston, City Manager/City Recorder