

**CITY OF KING CITY
CITY COUNCIL & PLANNING COMMISSION MEETING MINUTES**

Call to Order: A Work Session of the King City – City Council and Planning Commission was held at the King City Hall beginning at 9:30 p.m. on Tuesday, August 22, 2017.

Roll Call: **The following City Council members were present:**

Mayor Ken Gibson
President Bob Olmstead
Councilor Billie Reynolds
Councilor Gretchen Buehner
Councilor Smart Ocholi

Absent:

Councilor John Boylston

Planning Commission:

Commissioner John Walter
Commissioner Will Craig

Absent:

Commissioner Laurie Petrie
Commissioner Carolyn Griffith
Chairman Gerald Feickert
Commissioner Quinton Harold

Staff present included:

City Manager (CM) Mike Weston
City Planner Keith Liden

Agenda Item 4: **Motion to Approve the Following Order of the Agenda:**

No motion was made.

Agenda Item 5: **Unfinished Business:**

None

Agenda Item 6: **New Business:**

Special Presentation from Keith Liden URA 6D

CM gave a brief opening statement regarding the purpose of the Workshop Session and gave the floor to Keith Liden.

Keith Liden gave a brief history and the process of the concept plan. Mr. Liden updated the council on the concept plan and timeline. He noted that the timeline would be extended to January 2018. A discussion was had on transportation, water, sewer, stormwater, housing and briefly on mixed zoning and what it would mean for the region. Mr. Liden also spoke about the potential street and path networks.

He mentioned the Town Center would be at the intersection. Potentially the area would be taller buildings with residential over retail and restaurant.

The possible alignments of all rural streets would be small blocks for development and calm traffic and minimize paved areas. The local streets would connect the neighborhoods and possibly have curbs, big tree canopies, narrow right-of-way, on-street parking and connecting sidewalks. Mr. Liden mentions there is a variety of possible routes for street connections. i.e., the best connection for east-west connection would be north side closest to Beef Bend Road.

Council members and planning commissioners all understand that the concept plan would be phased in overtime and the option of connecting Fischer Rd. will have to stay on the table even though several homeowners are opposed to any roads connecting in the Rivermeade area. It was mentioned that this area would be developed later and all options would be considered. Mr. Liden also mentioned the proposed westside trail that is sponsored by Metro would be running North to South through the easement area.

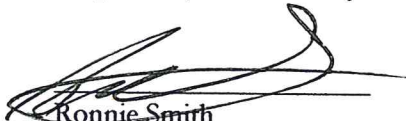
Towards the end of the presentation, Mr. Liden spoke about the development intensity of the area. For example, the building towards Roy Rogers would be higher intensity attached building (live/work lot size 2500 sf) and towards the center, south and east sections it would be detached dwellings (Duplex, Cottage Cluster, Medium Dwelling plus ADU lot sizes would vary between 8000 sf to 6000 sf). A short discusses had over the vertical use of the area and how it would attract people to the town center.

Agenda Item 7: Adjournment

COUNCILOR BUEHNER MOVED TO ADJOURN THE MEETING, PRESIDENT OLMSTEAD SECONDED, THE MEETING ADJOURNED AT 10:45 A.M

Respectfully Submitted by:

Attested by:



Ronnie Smith
City Recorder



Mike Weston
City Manager