

Planning Commission  
Minutes

March 2, 2016  
9:30 a.m.

Council Chambers  
City Hall

Call to Order: Chair Gerry Feickert called the regular Planning Commission To order at 9:30 a.m.

Roll Call: Present: Gerry Feickert, Carolyn Griffth, Gretchen Buehner, Bonnie Babbitt, Smart Ocholi, Will Craig and Jan Thenell  
Absent: None

3. Approval of Planning Commission Minutes: December 16, 2015.

Commissioner Buehner requested that the minutes include the discussion of the Urban Reserve Area 6d under the upcoming Planning Activities.

MOTION MADE BY COMMISSIONER BUEHNER, SECONDED BY COMMISSIONER CRAIG TO APPROVE THE MINUTES OF DECEMBER 16, 2015 AS AMENDED.

Roll Call: (7-0)

4. PUBLIC HEARING

Space Age/A&W Restaurant: Site Plan Review/Conditional Use (File 16-02)

- Site Plan Review approval to develop a 2,300 square foot restaurant in addition to the existing service station and convenience store.
- Conditional use approval to provide a restaurant with a drive-through facility and to operate between the hours of 10 am to 12 am.
- Tree removal permit to remove trees as part of the development.

Location: 16825 SW Pacific Highway (Assessors Map No. 2S1 15BD, Tax Lot 2600)

Chair Feickert opened the Public Hearing and explained the hearing process and appeal procedures and order of presentation and comment.

Keith Liden, City Planning Consultant, presented the staff report addressing the required development criteria and recommended findings and conditions. He indicated areas of change to the original proposal including ODOT permits as necessary and further review requirements for tree removal and landscaping. He noted that the recommended conditions included all those submitted by commenting Agencies.

Commissioner Buehner commented on the need for assurance that future development on the western portion of the property be held to standards involving

lighting and sound protection. She also noted the need for assurance of maintenance and upkeep of the trees and landscaping.

Jim Plachette and John Failor, proponents, answered questions from the Commission and noted that they had no issues with the findings and conditions of approval that are being recommended.

Jake Winters, resident of Queen Anne, enquired about lighting and signage. The proponents indicated that a sign permit would be filed later but that the location of the sign would be on the building itself and the existing pole sign located on SW Pacific Highway.

Chair Feickert reviewed the proposed conditions of approval, that the record would remain open for 7 days, the appeal procedures and asked the Commissions wishes at this time.

**MOTION MADE BY COMMISSIONER BUEHNER, SECONDED BY COMMISSIONER CRAIG, TO APPROVE CASE 16-02 WITH THE CONDITIONS AND FINDING AS AMENDED.**

Roll Call: All ayes (7-0)  
The motion passed

Chair Feickert closed the Public Hearing at 10:27.

There being no further business the meeting was adjourned.

Respectfully Submitted,

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Michael Weston, City Recorder