

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

Call to Order: A regular meeting of the King City Planning Commission was held at the Crown Center located at 16880 SW 126th Ave, King City, Oregon beginning at 9:30 a.m. on Wednesday, December 5th, 2018. Pro-temp Chair Commissioner Petrie called the regular Planning Commission to Order at 9:42 a.m.

Roll Call: **The following Planning Commission members were present:**

Commissioner Laurie Petrie
Commissioner Jessica Poehler
Commissioner Marc Manelis

Absent:

Commissioner John Walter - Excused
Chair Commissioner Carolyn Griffith - Excused
Commissioner Ann Marie Paulsen - Excused

Staff present included:

City Manager (CM) Mike Weston
City Recorder (CR) Ronnie Smith

Approval of Minutes None

For lack of quorum CM Weston stated that the Commission is only taking Testimony's this morning. There will be no voting at this time. He also stated that if a commissioner wants to weight in on the on this application must listen to the public testimony's that are being recorded.

The next meeting will be on December 19th, 2018 at 9:30 am at the Crown Center.

Agenda Item 3: Public Hearing:

To consider and make a recommendation to the City Council on the Case No. LU 18-03 (Northwest corner of SW 131st Avenue and SW Fischer Road), Zone Change, Subdivision, Tree Removal, and Goal 5 Safe Harbor Review.

Pro-temp Chair Commissioner Petrie opened the Public Hearing at 9:39 am and explained the hearing process and appeal procedures and order of presentation and comment.

Keith Liden, City Planner, presented the staff report to the Commissioners and audience. The Main points are as followed:

The application. The application has four parts to it:

1. Zone Change from R-12 to Neighborhood Mixed Use NMU.
2. Subdivision – will be 17 lots. 16 of the 17 will be for residents — one larger lot for future commercial development.
3. Tree Removal – most are older fruit trees.

4. Goal 5 Safe Harbor Review

Agency Comments. The city has not received much agency input. We received comments from Pride.

- **Access.** The private street that is proposed in the application. The City has requested that it be publicly open.

Proposed pedestrian access improvements include completing the missing sidewalk along the SW 131st Street frontage, sidewalk along both sides of the 28-foot wide private street, and sidewalk on one side of the 22-foot wide private street. An additional pedestrian connection is proposed within Tract C between Lots 4 and 5 to connect with an existing public walkway, which is located within the recently completed apartment complex to the north.

Keith also pointed out that the commercial area is not looking for any approve today. This will be done through a different public process.

- **Tree Removal.** The City would like more details on the trees that are to be removed and for the applicant to submit a protection plan for the trees that are to remain.

Applicant:

Mark Dane spoke about the neighborhood meeting and showed the plans. He also mentioned that he incorporated as much parking as he could.

In Support:

None

Opposition:

Katrine Mills - Is concerned with increase crime and traffic in the area. She mentioned that we have all the traffic that we can handle already.

Lisa Shelly – She has reservations about parking, traffic safety, and property value.

CM Weston stated that Metro has a study on Neighborhood Mixed Use.

Neutral:

David Hughes – has concerns for parking and traffic on Fischer road area. He also mentioned that having Planning commission at 9:30 am is hard for a few residents that work during.

Applicants Rebuttal:

Mark Dane spoke about the crime concern and mentioned that someone has gone in the house that is located there. King City Police has held with the situation.

Pro-temp Chair Commissioner Petrie closed the public hearing at 10:43 a.m.

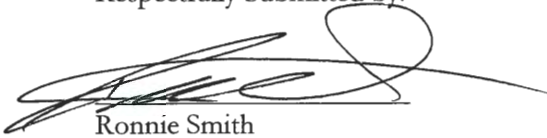
NO VOTE UNTIL DECEMBER 19TH, 2018

Agenda Item 6: Adjournment

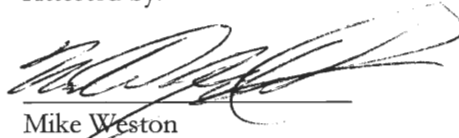
NO MOTION OR VOTE – PRO-TEMP COMMISSIONOR PETRIE CLOSED THE MEETING AT 10:45 A.M

Respectfully Submitted by:

Attested by:



Ronnie Smith
City Recorder



Mike Weston
City Manager