

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

Call to Order: A regular meeting of the King City Planning Commission was held at the King City Hall beginning at 9:30 a.m. on Wednesday, March 28, 2018. Chair Commissioner Griffith called the regular Planning Commission to Order at 9:30 a.m.

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

Chair Commissioner Carolyn Griffith
Commissioner Laurie Petrie
Commissioner Marc Manelis
Commissioner Ann Marie Paulsen
Commissioner Jessica Poehler
Commissioner Quintien Harold

Absent:

Commissioner John Walter - Excused

Staff present included:

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

Approval of Minutes None

Agenda Item 3: Public Hearing:

To consider and make a recommendation to the City Council on the Urban Reserve Area 6D (URA 6D) Concept Plan presented by Keith Liden, City Planner.

Chair Commissioner Griffith 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 concept plan to the Commissioners and audience. The Main points are as followed:

Vision and Goals (pp. 9 – 11). The vision and goals emphasize the importance of:

- Sensitivity to the Tualatin River and surrounding natural areas
- Creating a community of great neighborhoods
- Providing universal access and fluidity of transportation

• **Evaluation of Base Conditions** (pp. 13 – 26). Existing conditions for natural resources and sensitive lands, land use, transportation, and public utilities were inventoried and evaluated in a series of reports.

• **Concept Planning Frameworks** (pp. 27 - 80). In response to the existing conditions evaluation, appropriate planning approaches were developed for natural systems, future land use, mobility, and public utilities and services.

- **Infrastructure Funding** (pp. 81 – 85). Based upon the identified transportation and utility facility needs, the associated costs were estimated along with a method for new development to finance the necessary transportation and utility infrastructure.

- **Development Phasing** (pp. 87 -89). A two-phase development approach is described in the document beginning with urban development initially occurring in the western and northern portions of the area followed by a second phase of development and some redevelopment in the central and southeastern portions of URA 6D. The level of property owner interest annexing into the city and development will largely determine the pace of development, which is envisioned to take 20 years or more.

In Support:

Zach Pelz of AKS Engineering and Forestry: Support the resolution to approve the Concept plan because it allows the City to determine how this area is developed and it is consistent with the City's Statutory obligations to plan.

Jeff Roberts 1800 NW 167th Pl. Suite 150: is in support of the Concept Plan and thinks it well thought out.

Written testimony from Adam Kovarik from King City: I am for expansion, if and only if, the developer(s) bear the brunt of the costs:

- a. Road expansions
- b. Parks
- c. Development
- d. Paths
- e. Etc.

2. I am for expansion if my current taxes do not go up more than the average yearly increase.
3. I am for expansion if roads are responsibly expanded to handle the increased traffic
4. I am for expansion if the neighborhoods are connected with pedestrian / bike paths
5. I am for the expansion if pocket parks / green space (minimum 20%) are included in the design
6. I am for the expansion if there is a resident only pool, community center, included
7. I am for the expansion if there is a mixed development & commercial involved
 - a. Increase diversity (mixed development)
 - b. Decrease the need to leave the community (commercial)
8. I am for the expansion if the new residents share the burden of increased utility and service
(police, fire, etc.) costs

Opposition:

Patrick Parks 16605 SW Royalty Parkway: Is concerned with increased traffic on royalty Parkway. He is also concerned with King City property taxes increasing.

CM Weston spoke about the property taxes and said due to measure five property taxes do not increase on the city side. However, he mentioned that the county does a 3 percent increase on the assessed value yearly.

Neutral:
None

Chair Commissioner Griffith asked for a motion to close the public hearing.

MOTION MADE BY COMMISSIONER PAULSEN TO CLOSE THE PUBLIC HEARING, SECONDED BY COMMISSIONER POEHLER.

**VOICE VOTE: 6-AYES – 0-NEYS – 0 ABSTENTIONS– 0- RECUSED
THE MOTION CARRIED 6-0.**

MOTION MADE BY COMMISSIONER PAULSEN TO RECOMMEND FORWARDING TO THE CITY COUNCIL FOR CONSIDERATION ON URBAN RESERVE AREA 6D CONCEPT PLAN, SECONDED BY COMMISSIONER POEHLER.

**VOICE VOTE: 7-AYES – 0-NEYS – 0 ABSTENTIONS– 0- RECUSED
THE MOTION CARRIED 7-0.**

Agenda Item 4: Commissioner Reports:

None

Agenda Item 5: Staff Reports:

None

Agenda Item 6: Adjournment

COMMISSIONOR PETRIE MOVED TO ADJOURN THE MEETING, COMMISSIONER PAULSEN SECONDED, THE MEETING ADJOURNED AT 10:25 A.M

Respectfully Submitted by:

Attested by:

Ronnie Smith
City Recorder

Mike Weston
City Manager