

MILLWOOD PLANNING COMMISSION

REGULAR MEETING FEBRUARY 27, 2012 MEETING MINUTES

1. Call to Order. Chairperson Kelly Stravens called the Planning Commission meeting to order at 6:00 p.m. Other commission members present were: Bobbie Beese, Dan Hansen, and Josey Booth. Staff present: Tom Richardson, City Planner, and Brian Werst, City Attorney.

2. Approval of Minutes. Ms. Beese pointed out that the last paragraph of item 3a should state that the motion was carried unanimously. Mr. Stravens said this would also apply to item 3b. Also Ms. Beese said the last paragraph of item 5 has the C-1 and C-2 zone references reversed. Mr. Straven moved to approve the minutes of the January 30, 2012 meeting as amended. The motion was seconded by Mr. Booth. The motion carried unanimously.

3. Approval of Written Recommendation: CPA 11-02 – C2 Zone: Mr. Richardson said this document is the same version that the commission had at the October meeting; he revised one of the design figures to make it clearer.

Ms. Beese asked to change .110(b) to make it read like a sentence. It was agreed to change the wording to “All parking areas shall be paved, whether required parking or not, including stopping, storage and roadway (driving) areas.”

Ms. Beese said subsection .040(E) has a grammatical error. Mr. Hansen suggested adding a colon after the “if” and separating the two elements as separate bulleted items. This change was approved by consensus.

Ms. Beese said subsection .040(H) on accessory uses needs a verb or a lead-in sentence. It was agreed to add the following to the beginning of the subsection: “The following uses are specifically allowed in the C-2 zone as temporary uses:”

Lot coverage requirements --- Ms. Beese said when the comprehensive plan meetings were held in 2001 people were visioning the Argonne corridor south of the tracks with more open space and landscaping, not as much lot coverage as the area north of the tracks. Mr. Stravens said we are trying to maximize density, and the effective use of space, with less green space, but with more creative landscaping. Beese said what she remembers from those planning meetings was that people wanted Argonne to be a more pleasant place to walk, park-like, such as we now have at the Mosaic Salon and Dr. Jensen’s dentist office, in order to break up the solid asphalt of Argonne. Mr. Richardson said he learned from Doug Krapas at the mill that the aquifer is quite close to the surface in the area along the river; Ms. Beese said in this area the aquifer is recharging the river. It was agreed to combine 50% building and 20% parking lot coverage maximums into one number. Mr. Stravens said we should keep incentive for mixed use. It was agreed to leave the existing code language in 17.18.100 unchanged for now, and deal with it under the following agenda item.

Ms. Beese said the new sentence in the second paragraph of 17.18.010 would read better if it was placed at the beginning of the paragraph. It was agreed to leave the sentence where it was and delete the phrase “over almost a century.”

Mr. Stravens moved to approve the C-2 chapter revisions with the above changes. Mr. Hansen seconded the motion. Motion carried unanimously.

4. Approval of Written Recommendation: CPA 12-01 – 3 JT LLC: Mr. Richardson presented the written recommendation of the comprehensive plan change and rezone for the commercial property at the northwest corner of Trent and Sargent. Ms. Beese asked why this was written up as a comprehensive plan amendment when it is in fact a zone change. Mr. Richardson said it is both; the comprehensive plan map and the zoning map must conform. She suggested that the rezone criteria from the code be added to the conclusions. Maybe separate written decisions for each are needed. Mr. Richardson said he would work on these changes and will bring back a revised version next time. No action was taken.

5. Public Hearing: CPA 2011-03 -- Maximum Lot Coverage: Mr. Richardson presented the revised code changes as discussed at the January meeting.

Ms. Beese asked to clarify the language in paragraph #12 on page 2 relating to lot coverage percentages. It was suggested that the text read: “Each parcel should have ~~at least 65 percent~~ enough of the parcel available for storm water to properly filter and drain; this would mean restricting the coverage of a parcel by impervious surfaces ~~to 35 percent.~~”

On page 4 it was noted that Millwood is not flat, especially approaching the river. Ms. Beese suggested that we change it to “mostly flat”, or “relatively flat.” Mr. Booth asked where is figure A? Mr. Richardson said it is the soils map, and could be relabeled as Attachment A instead.

The asterisked sentence below the table on page 4 should be deleted; the text elsewhere in the proposal makes this sentence unnecessary.

Mr. Stravens noted that on page 7 the text relating to the depth of aquifer is not accurate, since we now know that the aquifer is much shallower close to the river. It was agreed to add “and even less as you get closer to the river.”

Ms. Beese said she thought we were going to discuss the downtown overlay zone this year, and she thinks it should be put on the next list for the next amendment cycle. There was discussion on how to deal with storm drainage in an area with a high ratio of impermeable lot coverage. Ms. Beese said when the comp plan was put together in 2001, the vision from the community meetings for the C-2 was for less density than C-1, more open space, like the dentist office, more than Walgreen’s, particularly for the area south of the railroad tracks.

Consensus was to make the C-2 coverage 70% for commercial only, 85% for mixed use development; 75% for C-1 and I-1, and leave I-2 and PR-1 unchanged. It was agreed to delete the table showing comparison of Millwood’s coverage requirements to other cities.

Mr. Hansen pointed out that the code is not consistent in describing the requirements as either maximum impervious or minimum pervious area.

There was discussion of the lot coverage requirements for residential zones, single-family vs multifamily. No changes were proposed.

Mr. Richardson said he will make revisions and bring it back to commission for final approval at the next meeting.

6. Staff Report. Mr. Richardson said a new member is needed to fill Laura Burrill's vacant position. There was discussion of improving public access to the river at Sargent Rd. Mr. Hansen asked about the Hilderbrand Auto sign. Mr. Richardson said that Hilderbrand's wife called on the last day of the appeal period but they did not file a written appeal. He also said there will be a public hearing on a conditional use permit on the agenda in March.

7. Public Comments. None

8. Adjournment. There being no further business, Mr. Stravens adjourned the meeting at 7:58 p.m. The next regular Planning Commission meeting will be held on Monday, March 26.

Chairperson

Secretary