

MINUTES
DAYTON PLANNING COMMISSION
DATE CERTAIN CONTINUATION OF JANUARY 10, 2019 MEETING
JANUARY 31, 2019

PRESENT: Ann-Marie Anderson
Jim Maguire
Tim Parsons
Larry Smurthwaite
Gary Wirfs

ABSENT:

STAFF: Lisa Brosnan, City Planner
Denny Muchmore, City Engineer
Cyndi Park, Librarian/Planning Coordinator

A. CALL TO ORDER

Chairperson Ann-Marie Anderson opened the meeting at 6:35 pm.

B. APPROVAL OF ORDER OF AGENDA

There were no changes to the agenda.

C. APPEARANCE OF INTERESTED CITIZENS

None present for general comments.

D. APPROVAL OF MINUTES

Commissioner Maguire moved to approve the minutes from November 8, 2018. Seconded by Commissioner Wirfs. Motion carried with all Commissioners voting aye.

E. PUBLIC HEARING

Chair Anderson asked if there were any conflicts of interest to report, none were noted. Several Commissioners have driven by the site, but none of them have gotten out of their cars and walked the lot. Chair Anderson turned the meeting over to City Planner, Lisa Brosnan, to read items from the Staff Report into the record.

City Planner Lisa Brosnan read those items into the record. Brosnan noted that this meeting was a continuation of the meeting that was begun on January 10th. The Staff Report dated 01/24/2019 was developed for this meeting to address the issues with Lot 14's rear lot line, and offered clarification on the park land dedication, and to address citizen concerns about traffic and parking.

The applicant has submitted a new plat of lot 14 that is now in compliance with the code. This meeting will only address the items that have been revised since the last meeting.

The first is traffic circulation. The findings have been amended to indicate that all lots will have access via cul-de-sac other than lots 16 and 17 which will have access from Sweeney St. A traffic control device is recommended at the intersection of Sweeney and the new street. ODOT, Public Works, and the City Engineer have reviewed the plan and have determined that the layout provides safe, convenient,

and direct access for cars, pedestrians, and bicycles as required by Dayton's code.

Brosnan continued. The next item that had been revised since the last meeting was the parkland dedication. It was discovered that during phases one and two of the development of this area, 2.24 acres of parkland was dedicated when only 1.88 acres was required under previous approval. No further dedication is required for approval.

No other changes to the recommended changes of approval have been made.

The Commission has four choices to make at the meeting: approve the application as recommended by staff, approve as modified by the Commission, deny the request, or continue the hearing.

Commissioner Maguire inquired about the sidewalk grant that the City did not get awarded, Ms., Brosnan said that this does not change the conditions of approval. Commissioner Maguire also asked if the parkland dedication had to be usable space under our code. Ms. Brosnan responded that the donation was acceptable under Dayton code. At the time of donation, this land was to be included in the Palmer Creek Trail and was desired as parkland. Denny Muchmore clarified that the land was usable for a natural park under the code.

Commissioner Smurthwaite inquired about the time limit on subdivisions. He wondered how a decision rendered by a different body so many years ago would still apply to the current application with respect to the parkland dedication. Ms. Brosnan explained that this application was originally part of a larger three-phase subdivision, and that the parkland dedication was made for the entire project. As a result, it could not be required twice. Commissioner Smurthwaite then asked about the parking and traffic issues that members of the community spoke of at the last meeting. He would like to see traffic calming devices included in the conditions of approval for this project.

City Engineer, Denny Muchmore, addressed the Public Works Design Standards. He said that although the stop sign at this subdivision was not specifically mentioned in the conditions of approval, the roads would be required to meet city standards which in this case would require a stop sign at the intersection with the new road and Sweeney St. Marion Ct. was built before the current standards were in place. Other traffic calming devices would require intervention by the City Council and might not be legal to require of this development.

Commissioner Smurthwaite wondered if the Commission could require some traffic calming device as part of the decision before them because there were statements about traffic safety included in the decision. The Planner and Engineer did not believe that this could be included in the decision, but that it could be proposed to the City Council, however, the Council would not be able to enforce more stringent restrictions on this application than those that were on the books before their application was accepted.

Chair Anderson invited the applicant to speak. Darrick Price of 521 Ferry St, Dayton, on behalf of Fishbone Construction and Tom and Pieper Sweeney thanked the Commission for allowing him to speak again. He assured the Commission that he and the members of his team had taken very seriously their

concerns about the original plat and had reworked the areas needed and made sure that everything in the current submission was correct under the code. He thanked the Commission for their time.

Sandra Utt, who had signed in, declined to speak.

Chair Anderson called for any members of the public that would like to speak either for or against the project to come forward, none did.

Commissioner Maguire asked about lots 15, 16, and 17 and whether all three would have vehicle access via Sweeney St. Darrick Price clarified that all three homes would have front doors facing Sweeney, lots 16 and 17 would have access off of Sweeney, lot 15 would have a side garage with access via "Street A."

Chair Anderson closed the public hearing at 7:10 p.m. She asked for discussion amongst the Commission. Commissioner Maguire thanked the applicant for addressing the issues that had been identified in the last meeting. He let the applicant know that he appreciated the fact that it appears as though they are trying to build quality housing that is affordable and quality and that he feels that is important for the community.

Commissioner Wirfs asked about the "Safe Routes to School" grant and clarified that the original language of the Conditions of Approval would stand. Planner Brosnan agree that yes, the original language would be in place.

Chair Anderson asked for a motion for a motion on the application. Commissioner Parsons moved that the Commission recommend approval of the application as amended. Commissioner Maguire seconded.

Chair Anderson asked for any discussion of the motion, hearing none she called for a vote.

The vote was unanimous, all Commissioners voted Yes.

G. OTHER BUSINESS

Renata Wakeley from the Willamette Council of Governments (COG) spoke to the group about the functions of COG. She highlighted the training opportunities that are available to the Commission.

H. ADJOURN

There being no further business, Commissioner Parsons moved to adjourn, seconded by Commissioner Maguire. The meeting adjourned at 7:20 pm.

Respectfully submitted:

APPROVED BY PLANNING COMMISSION
on

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Regular Session
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As Written **As Amended**

By: Cyndi Park
Librarian/Planning Coordinator