



Planning Commission Regular Session Minutes
December 11, 2023, 6:00 PM
Via Zoom and at 945 West Grant Street

1. CALL MEETING TO ORDER & ROLL CALL

Planning Commissioner Chair Anthony Stuart called the meeting to order at 6:02 PM.

- Members Present: Anthony Stuart, Annette Fernandez-Madrid, Jim Bandy, Noelle Amaya, Susan Turrell
Members Absent: Robin Geck, Jennifer Nordstrom
Staff Present: Scott Whyte, City Planner, Tyler Yeoman-Millette, City Attorney, Aimee Amerson, City Recorder, Shannon Beaucaire, City Manager, Gordon Munro, City Engineer, Julie Brandão, Customer Experience Specialist
Others: Lonnie Geck, AKS Engineering, Nathan Ahrend, Sean Vermilya, Mark Hoyt, Darrel Smith, Max, Joe Amerson, Todd Mobley, Lancaster Mobley (AKS), Sherman Sherman Johnnie & Hoyt (SSJH)

A. Changes to the Agenda 6:02 PM

None.

2. MINUTES APPROVAL- November 13, 2023 6:03 PM

MOTION: Bandy /Turrell: to approve the Planning Commission minutes from November 13, 2023, as submitted. Motion carried (5 Yes/0 No/2 Absent [Geck, Nordstrom] /0 Abstain).

3. CITIZEN COMMENTS 6:04 PM

None.

4. ACTION / DISCUSSION ITEMS

A. Subdivision file #SUB 2023-02; 751 South 2nd Street – continued 6:05 PM

Planning Commission Chair Anthony Stuart opened the Public Hearing at 6:05 PM. Stuart read the hearing and disclosure statement and also asked Commissioners if they had any bias, abstentions, or ex-parte contact. He also called for audience objections to jurisdiction. Commissioner Fernandez-Madrid recused herself from the discussion and any vote taken.

City Planner Scott Whyte presented a PowerPoint to Commissioners with the case file background, staff findings and supplied applicant plans for three alignment options. New exhibits to the record included memorandums prepared by the applicant’s traffic engineer, civil engineer and legal representative. Staff supplemental findings addressed street alignment and future extension of streets, and demonstrated that the submitted plans from the applicant were not consistent with these requirements. Whyte compared the applicant’s submitted alignment options with the City of Carlton’s Transportation System Plan (TSP) and addressed which elements were feasible, not sufficient as submitted or needed further detail. Whyte addressed the needed housing provision or ORS 197.522 and that it must be consistent with the comprehensive plan. Safety concerns for potential vehicle spillback submitted by the applicant lacked data

and Whyte reiterated that having future connections as an option is a priority for staff. Public written statements of concerns from citizens were included in the record. Staff recommendation was presented to open the hearing to accept public testimony, deliberate and discuss alignment options, and, if the Commission supports alignment one or two, indicate a preference.

Applicant's response was opened by Mark Hoyt of SSJH. Hoyt and AKS Engineering's presentation requested flexibility on the development standard for streets and how they relate to the TSP. The presenters referenced final street layouts in approved subdivisions to support their request for flexibility. Sean Vermilya with AKS Engineering revisited the project highlights and summarized the planned scope of work, specifically within the presented layout that the applicant favored. Plans included pedestrian/bicycle circulation systems and housing types. Todd Mobley with Lancaster Mobley presented his findings as the applicant's Transportation Engineer Consultant regarding the safety of the proposed street circulation plan. He noted existing intersection conditions, sight distance, speed transition zone and possible queuing near the proposed East Taylor stub. He discussed option three as the safest option concerning design and potential future connection. Mobley also briefly discussed past street plan changes and drew parallels to the applicant's proposal and request.

Public Comments opened by Commission Chair Stuart at 7:09 PM

Neutral: Joe Amerson of 729 South 2<sup>nd</sup> Street expressed some concerns about the increase in traffic in the area during construction and what that would mean for safety and wear with the current condition of South 2<sup>nd</sup> Street. He also expressed questions and concerns about future connections across the railroad right of way.

Public Comments Closed by Chair Stuart at 7:17 PM

Commissioners asked city staff and the applicant representatives questions about historical development requirements and the options as presented. Commissioners asked if the city standards can be met, City Engineer Gordon Munro advised that the standards could potentially be satisfied. They also deliberated over Taylor Street connections to Arthur Street, site vision on each side of the road, and emergency service access. Commissioners discussed some of the reasons for past flexibility in street alignment and the intent of the TSP. Commissioners agreed they needed more details and information from the applicant. Hoyt added a final comment that the applicant is happy to provide more information about the bike path proposed and that they feel that the standards have not been applied consistently.

**MOTION: Amaya/Turrell:** to authorize continuance until January 8<sup>th</sup>, 2023 for file #SUB 2023-02; 751 South 2<sup>nd</sup> Street and requested more information for the options. Motion carried (4 Yes/0 No/2 Absent [Geck, Nordstrom]/1 Abstain [Fernandez-Madrid]).

## 5. Commissioner Comments

8:17 PM

None.

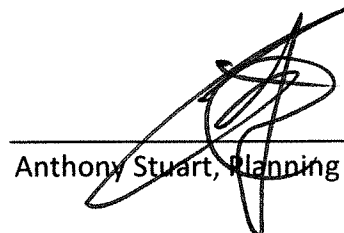
## 6. ADJOURNMENT

8:17 PM

The meeting adjourned at 8:17 PM.

ATTEST:

  
Julie Brandão, Customer Experience Specialist

  
Anthony Stuart, Planning Commissioner Chair

24-61-08