



Approved: February 7, 2023

PLANNING COMMISSION PUBLIC HEARING MINUTES

4222 NE Old Salem Road

Millersburg OR 97321

December 6, 2022

6:00 p.m.

A. CALL TO ORDER: Commission Chair Anne Peltier called the meeting to order at 6:01 p.m.

B. ROLL CALL:

Members Present: Chair Anne Peltier, Commissioners Monte Ayers, Wil Canate, Ryan Penning, Caryl Thomas and Jason Young

Members Absent: Vacant position

Staff Present: Matt Straite, Community Development Director; Sheena Dickerman, City Recorder; Kevin Kreitman, City Manager; and Janelle Booth, Assistant City Manager/City Engineer

C. MEETING MINUTE APPROVAL

6:02 p.m.

ACTION: Motion to Approve the November 1, 2022, minutes as written, made by Commissioner Monte Ayers; seconded by Commissioner Ryan Penning.

Chair Peltier:	Aye
Commissioner Ayers:	Aye
Commissioner Canate:	Aye
Commissioner Penning:	Aye
Commissioner Thomas:	Aye
Commissioner Young:	Aye

Motion Passed: 6/0

D. PUBLIC HEARING

6:03 p.m.

File No: DC 22-05 Adoption of a new Housing Chapter for the Comprehensive Plan. Comprehensive Plan Amendment DC 22-05 proposes to revise and replace the Comprehensive Plan Housing Chapter. Grant funding was provided by the DLCD for this effort. This is intended to be the first step in a full revision of the City's Comprehensive Plan. This is a legislative item.

Commission Chair Peltier opened the public hearing at 6:03 p.m.

City Recorder Sheena Dickerman read the disclosure statement for the public hearing.

Community Development Director Matt Straite gave a brief review of the process of updating the Comprehensive Plan. Due to the cost of updating the Comprehensive Plan the City is doing one chapter at a time, the Housing Chapter is the first. The Department of Land Conservation and Development (DLCD) provided a grant, which allowed the City to work with 3J Consulting.

Straite stated that the new chapter would align with the new Development Code. There would be no map changes. The process included public outreach, conducted March through June, and reached 175 community members. There was an online survey, open house, and a few community events. There were two Advisory Committee meetings, that were open to the public. He added that a housing needs assessment that was finished in early 2022 was used in considering the chapter.

There were three different themes that were identified. One was to meet State minimum requirements, but nothing beyond. Second, the new housing chapter needed to protect the existing communities from density. Third, the policy should allow for increased density, with transit but outside existing areas the City currently has.

A draft was created and distributed to the public and Advisory Committee (Planning Commissioners) for review. The second draft, presented at the meeting, has minimal changes. The draft includes a short overview, 24 policies, with three categories: plans for new neighborhoods, retain the quality and character of existing neighborhoods, and housing for all.

Straite highlighted some of the updates. Policy 2 requires housing types to be in appropriate locations. Policy 3 requires that the design be compatible with the neighborhood in which it is to be located. Policy 7 acknowledges the importance of industry by expressing a ratio of jobs to housing balance. Policy 9 explains that new density should be serviceable with transit and but not be within existing areas.

Straite pointed out new Policies 10 and 11. Policy 10 requires that single-family housing matches the character of that community. He emphasized that Policy 11 was a direct response of public input.

Straite commented that the criteria was outlined in great detail within the staff report.* The new chapter meets all the criteria outlined in the Development Code 5.11.030. The staff report identifies how it meets the state goals and requirements.

Testimony in Favor or Against: None

Commission Chair Peltier closed the public hearing at 6:10 p.m.

ACTION: Motion to that the Planning Commission recommend approval of DC 22-05 to the City Council made by Commissioner Monte Ayers; seconded by Commissioner Caryl Thomas.

Chair Peltier:	Aye
Commissioner Ayers:	Aye
Commissioner Canate:	Aye
Commissioner Penning:	Aye
Commissioner Thomas:	Aye
Commissioner Young:	Aye

Motion Passed: 6/0

E. PLANNING UPDATE

6:12 p.m.

Straite shared the Planning Commission will be the advisory committee for the other Comprehensive Plan Chapters, Economy Chapter will be next. He said that the City should see some industrial applications soon.

Peltier asked the reason the City believes it will see more industrial applications.

1. Straite replied industry has expressed interest but have not yet submitted applications. The interested parties have been doing their due diligence to meet all state and other regulations requirements. Also, the City has received letters of intent for property that the City owns.

Straite shared that the Planning Commission would have a new member soon.

Penning asked if Intermodal had an opening date. Kreitman replied that the grand opening would be December 15, 2022, at 10 a.m. The community should see activity in January or February.

Kreitman added that the project Straite was referring to was Aymium. Aymium will produce a product that is carbon, CO2 free, for operations of power plants in Japan and steel operation.

Peltier asked if with the development the unsightly parts of Old Salem would be taken care of. Straite said that Aymium would be required to have a screening and a landscaping buffer. Peltier asked if any of it was the City's responsibility. Straite replied, no. Kreitman stated that Old Salem Road is within Linn County's right-of-way. He added that with Aymium and Intermodal coming into the City, the City should see it maintained.

ADJOURNMENT: Meeting adjourned by Commission Chair Peltier at 6:19 p.m.

Respectfully submitted:

Reviewed by:



Sheena Dickerman
City Recorder



Matt Straite
Community Development Director