

1-2. CALL TO ORDER AND ROLL CALL. Chair Goddard called the meeting to order at 7:30 pm at Durham City Hall.

Commissioners Present: Brian Goddard, Krista Bailey, Pat Saab, Gary Paul, and Jeff Anderson

Commissioners Absent: Laurie Volm and Julie Atwood

Staff Present: City Administrator Linda Tate, Administrative Assistant Lynn Schroder, Consulting Planner Carole Connell

Public Present: none

3. MINUTES OF THE JANUARY 8, 2019 COMMISSION MEETING. Commissioner Saab moved to approve the minutes of the January 8, 2018 meeting. Commissioner Paul seconded the motion. The minutes were approved 5-0. **MO 030519-1**

4. PUBLIC FORUM – none.

5. DISCUSSION OF DRAFT COMPREHENSIVE PLAN INTRODUCTION AND PLANNING GOALS ONE AND TWO. City Planner Carole Connell presented drafts of Chapters One and Two of the new Comprehensive Plan.

The new Comprehensive Plan will replace the 1995 Comprehensive Plan. The new Comprehensive Plan is organized by Oregon's statewide planning goal topics.

The Comprehensive Plan establishes the policies and procedures for land use regulation and development in Durham. It is the overriding authority. The Development Code implements the Comprehensive Plan policies and procedures. The two documents must be consistent. The land use vision of the City should be laid out within the goals of the Comprehensive Plan.

Connell presented the history section. She stated that the history should be factual and provide context for the Comprehensive Plan.

Chapter One - Citizen Involvement. The Planning Commission is designated as the Citizen Involvement Committee. Commissioner Paul asked for clarification of the "civic" planning process. He wanted to change the words "ensure and assure" to other language.

Chapter Two - Land Use Planning. Goal Two establishes a planning process and policy framework as a basis for all decisions and actions related to the use of land in Durham. Land use decisions must have an adequate factual basis for such decisions and actions. The Comprehensive Plan requires coordination with neighboring jurisdictions and relevant agencies.

Connell noted that the Urbanization section would be moved to Goal 14.

The Comprehensive Plan requires inventories of existing conditions and population estimates. These inventories provide the basis for the goals and implementing regulations.

Connell stated that the City needs to adopt a Comprehensive Plan map. She recommends that the current zoning map be amended to be designated as the Comprehensive Plan Map as well.

Amendments to the Comprehensive Plan must be consistent with all relevant provisions of the Plan, relevant provisions of Metro requirements, relevant statewide planning goals, and any other relevant provisions of federal, state, regional, and local law.

Land Use Planning Objective 7 confines employment areas to properties bordering arterials and collector streets.

Commissioner Goddard asked to add, “maintain and preserve single-family character” Land Use Planning Objective #7.

Commissioner Saab asked that the “not to provide retail commercial uses...” in Land Use Planning Objective #7 be restated to say “prohibit retail commercial uses.”

Commissioner Bailey commented she would like the Comprehensive Plan to address the need for regeneration and evolution of existing development while maintaining the residential character of the City and access to the larger metropolitan area.

Commissioner Paul commented that he would like the Comprehensive Plan to address strategic approaches to increasing density.

Commissioner Saab she would like the Comprehensive Plan to address aging-in-place, walkability, density issues.

Commissioner Goddard stated that the Comprehensive Plan should contain a goal that the City remains mostly residential. He was concerned about the increased traffic on Upper Boones Ferry Road from new developments. He wanted to prohibit detached ADUs. He was also concerned about the impact of the light rail project to the area.

Commissioner Anderson said that he would like the Comprehensive Plan to address traffic issues and neighborhood access from Upper Boones Ferry Road.

Commissioner Atwood commented via email. Commission Bailey related that Atwood supported an annual capital improvement program as an implementing measure of the Land Use Planning Goal. Atwood questioned if Durham had any critical geographic areas that have been designated by the Oregon Legislature. She believed that the general boundaries for business and opportunities for employment are acceptable. Atwood asked if the proposed light rail project proposed for the area needs to be addressed in the Comprehensive Plan.

Tate stated that Durham is exempted from the Transportation Planning Goals because of the City’s limited transportation infrastructure. She also noted that the Southwest Corridor Light Rail would not be located in the City.

6. COMMISSIONER COMMENTS. None.

7. ADJOURN. Commissioner Saab moved to adjourn the meeting. Chair Goddard adjourned the meeting at approximately 9:25 pm.

Approved: _____
Brian Goddard, Chair

Attest: _____
Linda Tate, City Administrator