

City of Durham
PLANNING COMMISSION MINUTES
August 8, 2020

1. CALL TO ORDER. Chair Goddard opened the meeting at 7:29 PM via Zoom.

2. ROLL CALL. *Commissioners Present:* Brian Goddard, Pat Saab, Gary Paul, Matt Winkler, Joshua Drake and Susan Deeming
Commissioners Absent: Krista Bailey
Staff Present: City Administrator Linda Tate and Administrative Assistant Emily Baker

3. PLANNING COMMISSION MINUTES. Commissioner Saab moved to approve the minutes from the July 7th meeting. Commissioner Paul seconded the motion. The vote was unanimous (6-0). **MO 080420-1**

4. PUBLIC FORUM. The city website and front door offered the public a method to attend the meeting virtually and to submit written testimony. No public took up that offer.

5. COMMENTS ON DRAFT OF GOAL 6 OF THE COMPREHENSIVE PLAN. Commissioner Deeming said it looks like all of the comments from the last meeting were included. Tate pointed out that point A. *The Value of Trees to Maintain Air Quality* under the Air Quality section was added since the last meeting. Chair Goddard said it was nice having the study include in the point A of the Air Quality section. Tate said that the person who did the study also included a list of trees they recommend for the City. Commissioner Winkler asked about clarification for the term “water quality limited basin” on point 3.d under Policies and Programs. Tate said she would look into it. Tate also pointed out that 3.b and 4.g in the same section were also added since the last meeting. The Commissioners had no issues with these additions.

6. POTENTIAL DISCUSSION ON TREE PRESERVATION ORDINANCE. Chair Goddard asked if there have been any recent tree removal applications, and Tate said they have had arborist reports and that she has been able to administratively approve them.

Commissioner Deeming asked the purpose of this potential discussion. Tate explained that there were some concerns and ambiguity within the current ordinance. Commissioner Deeming said she read the minutes from the Work Session back in September 2019 and said there didn't seem to be a clear outcome. She added that since she has been on the Planning Commission there have not been any tree permits in front of the Planning Commission. Commissioner Drake also said he has not had to deal with the ordinance much either since he has been on the Commission. Commissioner Deeming added that since she has no experience with the tree permits yet, she doesn't understand where the issues are with the ordinance. Chair Goddard said that they deal with a wide range of people and people's interpretation of the ordinance which sometimes leads to issues. He added that their decisions must take into account the Ordinance, the City's canopy, property rights, etc. He explained that the Council was concerned that the Planning Commission was approving too many tree removals so they decided to come together and discuss expectations and concerns at the Work Session. Commissioner Deeming said it may be beneficial to go over the common issues and find ways to get the information out to the residents in Durham before issues come up. Tate said that an article is put in the newsletter at least once a year going over the tree ordinance.

Commissioner Saab asked about the 5 trees that were removed on a property near her house. Tate said there was an arborist report with the tree removal application.

7. COMMISSIONER COMMENTS / REPORTS / STAFF UPDATES. Chair Goddard asked if there were any new developments for Mary Taylor's property. Tate said they had a pre-application meeting, but the developer and City are on different pages about some aspects of development. She said the developers want to go through Afton Lane to have access to Upper Boones Ferry Rd. but TVF&R requires two exits for a neighborhood of 30+ house, and Afton Commons is already beyond 30+ houses. Chair Goddard asked about the current driveway, and Tate said they only have an easement and it's not a full road. Commissioner Saab asked about the zoning on the Day property. Tate said it is a Single Dwelling Residential property and they don't have enough space alone to do a Planned Residential Development. She said there are also different interpretations between the City and developers of the Land Use Code regarding the density bonus for donating a greenway. Chair Goddard asked what they were proposing for lot sizes. Tate said most of the lots were 5,000 to 7,000 sq. ft., but their road configuration had a lot of dead end roads. Chair Goddard said TVF&R needs access and the ability to turn around which could be difficult with dead end roads. Tate added that if something happens to Afton Ln, all of the houses will have no outlet, so there needs to be a second exit with this development.

Chair Goddard asked about the boring by Century Link along Upper Boones Ferry Rd. Tate said, due to the large amount of rocks and boulders along the road, it is taking them longer than expected.

Commissioner Winkler asked if the City of Durham has any say over the possibility of an In & Out Burger going in where Village Inn is currently located. Tate said the cities involved are still in the early phases. Tualatin is asking for a specific traffic study from them. She added that Tualatin will typically send Durham a letter asking for comments with developments like this.

8. ADJOURN. Commissioner Saab moved to adjourn. Commissioner Deeming seconded the motion. Chair Goddard adjourned at 8:05 PM.

Approved: _____
Brian Goddard, Chair

Attest: _____
Linda Tate, City Administrator