

City of Durham
PLANNING COMMISSION MINUTES
November 10, 2020

1. CALL TO ORDER. Chair Goddard called the Planning Commission to order at 7:30 PM via Zoom.

2. ROLL CALL. *Commissioners Present:* Chairman Brian Goddard, Vice Chair Krista Bailey, Commissioners Pat Saab, Gary Paul, Matt Winkler, Joshua Drake, and Susan Deeming. Commissioner Gary Paul arrived late.

Staff Present: City Administrator Linda Tate and Administrative Assistant Emily Baker

Public Provided with Zoom Link: City Planner Carole Connell

3. PLANNING COMMISSION MINUTES. Commissioner Deeming moved to approve the Planning Commission minutes from September 1st, 2020. Commissioner Winkler seconded the motion. The vote was unanimous (6-0). **MO 111020-1**

4. PUBLIC FORUM. None.

5. COMMENTS ON DRAFT GOAL 8 OF THE COMPREHENSIVE PLAN. Connell gave an overview of Goal 8, Recreational Needs. Commissioner Drake recommended changing “Trees define Durham...” to something without the word “define.” Connell said she added that sentence to tie it in with the policy points she added and to bring attention to the Tree Preservation Ordinance. Commissioner Bailey asked Connell to go over what she added and background for the changes. Connell said the italicized phrases were added by her. Tate and Connell discussed what was included in the old Comprehensive Plan. Commissioner Deeming asked about the word “specimen.” Connell said they were trees that were probably developed in the old nursery that was in Durham prior to the neighborhoods and that it gives background as to why the City has their tree policies in place. Commissioner Bailey said it seems like they are blending tree preservation and recreation. Chair Goddard suggested saying there is a large variety of trees in the City and to remove the last sentence of the first paragraph. Commissioner Deeming suggested making the sentence more general and include all vegetation as noted in the Parks and Recreation Plan. Connell said she can work with the Park Plan and rewrite the last sentence. Tate asked about the Park and Recreation plan being an *element* of the comprehensive plan. Connell said it can be free standing, but that it is important to reference supplemental plans within the Comprehensive Plan.

Chair Goddard asked about the Schirado Donation. Tate said years ago, the Schirados donated a large part of the Durham City Park. Commissioner Deeming said she found the park break down confusing. Tate said it is spelled out in the Parks and Recreation Plan and provides a history of the parks. Connell said ideally all the plans would be included in the comprehensive plan, but it is not needed. Commissioner Deeming also asked about the use of using Green Space versus Natural Resource Zone or Greenway. Tate said she had uncovered that when the code was updated previously, the City decided to change Greenway to Natural Resource Zone.

Connell gave an overview of the edits to the Policies section of the Goal. Tate and Commissioner Drake suggested adding the word “that” to policy number 2 to make it read better. Commissioner Drake suggested changing “should” to “may” in the second sentence of policy number 7. Tate agreed with Commissioner Drake.

Connell went over the remaining policies. Tate explained that Policies 8 through 10 were added for legal purposes and Connell added that they are adding cross references to other parts of the Plan. Commissioner Drake asked about the term “energy consequences” in policy 8 as well as the vagueness of the policy in regard to “the needs of persons of limited mobility and finances.” Connell said that planning policies can be vague and used as a way to create other policies. Tate added that the parks have limited parking facilities which is why they are limited on the amount of development that can take place within them.

Connell ended by giving an overview of the changes she will make that had been discussed at this meeting.

6. POTENTIAL DISCUSSION ON TREE PRESERVATION ORDINANCE. None.

7. COMMISSIONER COMMENTS / REPORTS / STAFF UPDATES.

Chair Goddard asked about the future of the Southwest Corridor project after the bond measure failed in the November 2020 election. Tate said a Metro Councilor will be speaking to the City Council at the next meeting, but she does not know where the additional funding for the light rail project will come from. Commissioner Bailey said they had other revenues of funding, but needed the bond to finish funding the project.

Chair Goddard also asked about the Village Inn becoming an In-N-Out. Tate said there have been no new developments, but that In-N-Out is now also looking into a location in Beaverton. Chair Goddard said it will be interesting to see what happens if an In-N-Out does go in at the Village Inn.

Chair Goddard then asked about the effect companies wanting to leave downtown Portland is having in and around Durham. Tate said she has noticed a lot of businesses in Bridgeport Village have closed down due to the COVID-19 pandemic.

Tate pointed out the meeting and holiday calendar for 2021 in the commissioners’ packet and asked if any of the Commissioners had any comments about the dates for the meetings. There were no comments on it.

8. ADJOURN. Chair Goddard adjourned the meeting at 8:24.

Approved: _____
Brian Goddard, Chair

Attest: _____
Linda Tate, City Administrator