

City of Durham
PLANNING COMMISSION MINUTES
May 4th, 2021

1. **CALL TO ORDER.** Chair Goddard called the meeting to order at 7:33 p.m. via Zoom.
2. **ROLL CALL.** *Commissioners Present:* Chairman Brian Goddard, Vice Chair Krista Bailey, Commissioners Gary Paul, Matt Winkler, Joshua Drake and Susan Deeming. Commissioner Pat Saab arrived late.
Staff: City Administrator Linda Tate and Administrative Assistant Emily Baker
Public provided with Zoom link: Carole Connell, City Planner
3. **PLANNING COMMISSION MINUTES.** Commissioner Deeming moved to approve the minutes from the March 2nd, 2021 meeting. Commissioner Paul seconded the motion. The vote was unanimous (6-0). **MO 050421-1**
4. **PUBLIC FORUM.** None.
5. **DRAFT FOR COMPREHENSIVE PLAN UPDATE GOAL 11.** Carole Connell gave an overview of the Comprehensive Plan Goal 11 draft and went over the changes that have been made by her and City staff.

Commissioner Paul asked if solid waste can be a private utility. Tate said that the City has a franchise with Pride and residents in the City must use Pride for garbage services.

Commissioner Deeming asked about the phrasing “all new development is connected to the public sewer system”. Tate suggested changing the wording to “shall be”. Commissioner Deeming also asked about the phrase “new development” and Connell said that this section is discussing future development, not existing development. Tate added that the City is requiring new development to connect to the sewer system.

Connell went through the policies. Commissioner Winkler asked about the land developers’ responsibility for constructing new water lines because the goal also says it is the responsibility of the City of Tigard Water. Connell said the first mention of requiring construction of new water lines should be changed to reflect the later policy point. Tate said that it might be the difference between putting a new water meter in the street versus water lines to a new development.

Connell continued going through the policies and explaining what each one means and the changes that have been made. Commissioner Drake suggested a grammatical change to the first policy under water. He also suggested making policy point 4 under Water more specific by adding “City of Tigard”. Tate said she is not sure if that would be accurate because she knows of some properties that do not connect through Tigard Water.

Chair Goddard asked about the City not allowing dry wells and if that includes grey water and storm water. He explained an issue he had with grey water line regulations in Portland and can think about some areas in Durham that could potentially face a similar issue. Tate said the City is currently requiring homeowners on Peters Rd and Ellman Ln to put in an engineered storm water system, but the other areas of Durham have storm water lines.

Commissioner Drake suggested changing the wording if the Fire Protection policies to mention TVF&R. Chair Goddard suggested combining the two policies into one.

Tate and Connell discussed utilities being underground in Durham. Commissioner Drake asked about what standard the City will hold providers accountable for showing the infeasibility of putting utilities underground. Chair Goddard said they could put something about it being destructive or that it would be damaging to property to put the utilities underground. Connell said the proof must come from the provider, but the City can challenge it.

6. **COMMISSIONER COMMENTS / REPORTS / STAFF UPDATES.** Chair Goddard asked about the coming development to the north in Durham. Tate said there is a 34-home development in the application stage. They had a neighborhood meeting, but they have not submitted any applications. Commissioner Saab said she did not receive a notice about that meeting. Tate said she may be outside the 300ft boundary for notices. Chair Goddard asked about the ingress/egress, and Tate said they are planning to come out onto Upper Boones Ferry Road across from one of the business parks.

Commissioner Saab and Tate discussed another property that may develop in the future.

7. **ADJOURN.** Chair Goddard adjourned the meeting at 8:49.

Approved: _____
Brian Goddard, Chair

Attest: _____
Linda Tate, City Administrator