

City of Mt. Angel
City Council Meeting Minutes

CITY COUNCIL

September 6, 2016

6:30 PM

The Mt. Angel City Council met in a joint session with the Planning Commission in the Community Meeting Room, 290 E. Charles Street, Mt. Angel, Oregon.

1. **CALL TO ORDER:** The joint session of the City Council and Planning Commission was called to order at 6:32 p.m. by Mayor Otte.
2. **FLAG SALUTE:** Mayor Otte led the salute to the flag.
3. **ROLL CALL:**

COUNCIL

Andrew Otte, Mayor
Kelly Grassman, Council President
Darren Beyer, Councilor
Ray Eder, Councilor
Don Fleck, Councilor
Pete Wall, Councilor
Karl Bischoff, Councilor

STAFF

Mike Healy, Interim City Manager
Justin Hogue, Assistant to the City Manager

PLANNING COMMISSION

David Sylvia, Commissioner
Ryan Kleinschmidt, Commissioner
Craig Emch, Commissioner
Henry Schacher, Commissioner
Greg Savage, Commissioner (arrived 7:00)

4. **Joint Meeting with Planning Commission to review Development Code Update**

Cathy Corliss a principal partner with Angelo Planning Group gave a PowerPoint presentation on the progress being made on the Development Code update; reviewing what has been done already, where the project currently stands, and what is yet to be accomplished before the final product is ready for public hearing.

Ms. Corliss explained some of the changes that have been made since she has taken the project over and suggestions that have formulated with continued discussion about the project.

Ms. Corliss then reviewed the information that Angelo Planning Group provided in the meeting packet.

Commissioner Craig Emch asked what the process might be to facilitate further discussion on areas that the Planning Commission or Council might have questions about. Ms. Corliss said that there will

be public comment and public hearings held on the draft and some of the minor issues can be addressed there. If there are major changes or there are items that Angelo Planning Group has added as far as new Code language that the Planning Commission and City Council do not want changed, then they can be discussed in work sessions such as this. Mr. Emch was appreciative, he just wants to make sure that the flavor of Mt. Angel is maintained and that the issues that have been identified by City staff, the Planning Commission, and City Council are addressed.

Commissioner Kleinschmidt asked about a long rectangular lot that someone wanted to develop. He was concerned about the proposed structure being orientated in way that allows the side yard to function as a rear yard. He wanted to know if there could be language addressing situations such as that in the updated Code. Ms. Corliss confirmed what the concern was and she said she will review the language and make sure the issue is addressed. Commissioner Kleinschmidt said there are some deep lots in town and he is concerned they will use the side yard for the backyard and circumvent rear yard setback requirements.

Mayor Otte had a question about a change from 10 days to 30 days for staff to respond to Type II and III applications. Ms. Corliss explained that the change is consistent with state statutes and takes into account that additional staff time may be necessary for a complete review, however, that does not preclude internal goals of processing requests quickly. Currently, Type I applications are allotted 30 days for a completeness review.

Councilor Grassman asked that language regarding the Design Review Board be further explained. Ms. Corliss explained that their role was very unclear and opened it up to an unclear appeal process. The new language officially recognizes them as an advisory body either to staff or the Planning Commission depending on the application. Councilor Grassman said she appreciated the new language.

Commissioner Emch stated that the current Code addresses projections in Section 7 and he would like to eliminate any conflicts between projects and setbacks. He also recommended either a footnote or asterisk in the section regarding setbacks to refer to projections in Section 7 in order to make it apparent that projections should be looked at when reviewing setbacks.

Commissioner Sylvia asked if the proposed setbacks are significantly different than those in the current Code. In reading the information in the packet, he felt some significant changes were made. Ms. Corliss said that they did not suggest changes to the base setbacks in the current Code, except where there were conflicts in the current Code. To save paper and time for the meeting, only the additions and deletions are represented in the meeting packet, not the large chunks of unchanged wording. There were however, some significant changes in the setbacks for accessory structures; not only because there were some conflicts in the current Code, but also some concerns that arose when discussing the subject with staff.

Commissioner Sylvia asked about the new language regarding the garage placement. Ms. Corliss said this is one of those things the Planning Commission and City Council may want to consider. Many jurisdictions do not like the garage to be the dominant feature on the front of the house. The suggestion being offered, after input, is that the garage be at least flush with the house. Commissioner Kleinschmidt asked where this input came from. Ms. Corliss said that she was going off notes from the previous project coordinator. Justin Hogue, Assistant to the City Manager said that some of these

suggestions came from meetings with stakeholders within the community that were held early on in the project.

Mayor Otte asked if they could filter questions and suggestions back to her through Assistant to the City Manager Hogue. Ms. Corliss said that would be acceptable. Commissioner Greg Savage asked if they could have a MS Word document to track changes. Ms. Corliss asked if there is a desire for another work session. Gary Fish, Transportation Planner with DLCD, said he had included a contingency to account for additional work sessions that may be needed to complete the Development Code update.

There was a consensus of the Council and Planning Commission to schedule another work session to allow time to further review the changes and present questions.

5. **ADJOURNMENT:**

Mayor Otte adjourned the meeting at 7:17 p.m.

Respectfully submitted by:


Justin Hogue, Assistant to the City Manager

Attested by:


Andrew Otte, Mayor