City of Mt. Angel
City Council Meeting Minutes

CITY COUNCIL **September 27, 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 6:30 p.m. by Mayor Otte.

2. **FLAG SALUTE:** Michael Savage led the salute to the flag.

3. **ROLL CALL:**

COUNCIL
Andrew Otte, Mayor
Kelly Grassman, Council President
Darren Beyer, 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

ABSENT
Ray Eder, Councilor

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

The joint meeting with the Planning Commission was continued from the work session of September 6th. Cathy Corliss, a principal partner with Angelo Planning Group, suggested that they work from their September 6th packets and confirmed that all of the participants had these materials. She noted that the direction provided would guide the hearing draft, but that the Planning Commission and City Council could make other changes as needed after taking testimony at their respective public hearings. The participants worked through the discussion points noted in the materials as follows.

- There was general support to leave the pre-application meeting as a requirement as shown in the draft code amendments.

- There were no changes suggested to the proposed new notification language.
- There was a discussion of side setbacks for residential development when the units are oriented so that the side yard is functioning as the backyard. The PC/CC suggested that the setbacks for residential only projects in the RC zone be subject to the same setback standards as the RM zone.
- There was a request to simplify the explanation of which uses are permitted in the Downtown Core Overlay zone by simply referencing the base zone and to make industrial uses in the light industrial zone conditional, but allow more commercial uses on industrially zoned land in the Overlay.
- The 25% building expansion is acceptable but it needs to be clear that it is 25% of the square footage of the existing building and how it will be measured.
- There was general support for the exceptions to the maximum setback
- The recommendation was to delete the requirements for weather protection.
- There were concerns about ensuring adequate parking especially for larger employers. Parking requirements should apply to uses and buildings that have more than 10 employees.
- There was general support to expand the single family standards to apply to the whole city, but to reduce the restrictiveness of the standards from the current infill overlay.
- The requirement that garages not be closer to the front lot line met with mixed reviews. General support to allow this to be measured from the roofline of a covered porch.
- There was support for having menu approach to the building elements, but most felt that tying it to the width of the garage was overly complicated and suggested deleting that section and simply requiring five elements.
- The dwelling height standard was seen as overly complicated and restrictive. There was general support to delete that section.
- There was general support for the townhouse standards, but participants felt that the open space requirements should specify that the open space was contiguous.
- There was a question about why the infill overlay was going to remain in the code if all of the design standards were being applied citywide. Cathy said she would double check this issue.

Ms. Corliss noted that she would make the suggested changes and prepare a draft for Department of Land Conservation and Development notice and that Assistant to the City Manager Justin Hogue would schedule the Planning Commission hearing followed by the City Council hearing.

5. ADJOURNMENT:

Mayor Otte adjourned the meeting at 8:15 p.m.

Respectfully submitted by:

Justin Hogue, Assistant to the City Manager

Attested by:

Andrew Otte, Mayor