

PLANNING COMMISSION MINUTES

City Hall Council Chambers

August 9, 2018

7:00 p.m.

The regularly scheduled meeting of the Pendleton Planning Commission was held August 9, 2018, at 7:00 p.m. in the City Hall Council Chambers with Commissioners Maureen McCormach, Terry Clarke, Brian Currin, Ryan DeGrofft, Sunny Harmeson, Vincent Papol, and Joseph Hull present. No Commissioners were absent. Staff members present were City Planner George Cress, Planning Aide Julie Chase, and Permit Technician Lora Elliott.

Reminder: The Commission should speak up or speak into the microphones so that the audience can hear the Commission.

CALL TO ORDER:

COMMUNITY DISCUSSION: None.

CONSENT AGENDA: The July 12, 2018 minutes were approved.

PUBLIC HEARINGS: None.

UNFINISHED BUSINESS:

River Quarter Plan

A. Redline Discussion

The Commission confirmed with Staff whether the River Quarter Plan was an overlay district that was originally passed with the same process used to pass other zoning changes within the Unified Development Code. The Staff explained the River Quarter Plan was designed to stand alone as a form-based code which prioritizes architectural design and form in addition to use. Staff further explained that the State Department of Land Conservation & Development (DLCD) prefers form-based codes because they provide straightforward clarity for the possibilities in an area, usually through pictures and examples.

The Commission discussed options for §4.7 of the River Quarter Plan addressing signage standards; including narrowing its focus so the standards matched those for the Historic District, or removing the entire section. They also discussed whether it was necessary to include statements such as §2.3.1 and §2.3.2 of the River Quarter Plan stating that an area should conform to “Thoroughfares as Civic places”. The Commission wished to remove details from the River Quarter Plan which are addressed by the Unified Development Code. The Commission further highlighted their goal to remove requirements that new construction must be multi-story and multi-use, and further discussed the reasoning for height requirements in the original plan. They also discussed removing §4.2.17 of the River Quarter Plan addressing solar access on the River Parkway.

The Commissioners discussed whether they wanted to abolish the River Quarter Plan in favor of adopting comprehensive design standards city-wide. The Commission said it would create a situation where any design standards applied to the River Quarter area would also apply to the entire Central Mixed-Use Zone (CMU) and they debated whether that would remove the uniqueness of the area. The Commission discussed further expanding the River Quarter area to include the homes on the south side of SW Court Avenue.

Commissioner Papol gave a short presentation to the Planning Commission showing possibilities for development, the River Walkway, and near the Round-up Grounds. The presentation focused on the importance of maintaining the focus on the future for the entire area.

B. Workshop Timeline

The Commission said they wanted to see all proposed changes to the River Quarter Plan side-by-side in one document for upcoming meetings in order to get closer to a cohesive document leading up to public hearings. The Commission clarified with Staff that the Court Street Business Association would present their critiques at the Planning Commission meeting on August 23, 2018, and they discussed beginning public hearings for revisions to the River Quarter Plan in October after two meetings in September.

NEW BUSINESS:

Historic District Architectural Standards – Draft

The Commission discussed using the revised version of the River Quarter Plan as a template for other overlay districts such as the Historic District in order to ensure uniformity. The Commissioners also asked Staff to provide a document summarizing recommendations for Historic District architectural standards from former presenters, including Kate Dimon, a local historic preservationist. They also asked Staff to provide the Commission with examples of similar codes from other communities such as Walla Walla, WA or Hood River, OR. The Commission also discussed the areas where the Historic District and the River Quarter District overlap and how that may complicate development in that area.

REPORT OF THE CITY PLANNER:

Planner Cress updated the Commission on a meeting between Staff and the Court Street Business Association, and reminded them they would present their proposed revisions at the next meeting.

The meeting adjourned at 7:51 p.m.

Chairman Maureen McCormach

Date Approved