



PLANNING COMMISSION MEETING
Tuesday, January 30th, 2018 at 6:30 pm
City Council Chambers
13690 NW Main Street
Banks, OR 97106

AGENDA

CALL TO ORDER

ROLL CALL

APPROVAL OF MINUTES

1. Approval of minutes from the September 26th, 2017 meeting.

CITY COUNCIL REPORT

2. City Manager Verbal Report

PUBLIC COMMENT (Time reserved for anyone in the audience to comment on any items of concern, except those items appearing on the agenda. The Planning Commission reserves the right to defer any request for action regarding a non-scheduled agenda item. Comments may be limited at the discretion of the Chairperson).

WORK SESSION

3. Planning Commission 101 – Dan Kearns, City Attorney.
4. Draft #3 of the Sign Code Rewrite - Dan Kearns, City Attorney

(Note: The draft in your packet is your latest draft with comments from the City Attorney. We will walk through this draft with the City Attorney at the work session.) Staff is also requesting the Planning Commission move this item after the public hearings on the agenda.

PUBLIC HEARINGS

5. FP 17-01 Final Plat Approval request for a 3-lot partition in the R-5 Zone.
Mike and Donna VandenDries, 42205 NW Banks Road.

(Note: This item is incorrectly listed as a Planning Commission review in the Banks Zoning Code. It is a City Engineer review. In light of this, Staff will present the final plat to the Planning Commission as an advisory. Staff will change the code as part of the upcoming code revision project.

Next Regular Planning Commission Meeting: February 27th, 2018 at 6:30 PM.

6. MOD 17-01. Master Plan Modification Application to Phase 9 of the Arbor Village Planned Unit Development, to modify the setback standards applicable to certain lots of the Site. The amendments are as follows:
 - (1) For Lots 2-14, 16-21, and 25-37, this Application seeks to reduce the applicable side yard setback of Condition 6 from five (5) to four (4) feet;
 - (2) For corner Lots 9, 18, 19, and 25, this Application seeks to reduce the applicable street side setback of Condition 6 from fifteen (15) to ten (10) feet;
 - (3) For all Lots this Application seeks to reduce the applicable front yard setbacks of Condition 6 for the front of homes from twenty (20) to fifteen (15) feet, but maintain the twenty (20) foot setback for garages; and
 - (4) For all Lots at the site all uncovered decks and/or patios lower than thirty (30) inches above grade to encroach into required rear yard and side yard setbacks behind front building lines, provided that said uncovered decks or patios are not closer than three (3) feet to a property line.
7. City of Banks - Sign Permits.
 - City Hall – 13680 NW Main Street, Banks, OR 97106
 - City Council Chambers – 13690 NW Main Street, Banks, OR 97106
 - Public Works – 42441 NW Market Street, Banks, OR 97106

BUILDING PERMIT REVIEWS – INFORMATION ONLY (None)

VERBAL STAFF REPORTS AND UPDATES

8. Planning Project Updates
 - a. Economic Roadmap with Leland Consulting
 - b. Large Lot Single Family Residential

OTHER BUSINESS

9. Planning Commission Chairperson and Vice Chairperson Elections