

Pleasant Hill Planning and Zoning  
Work Session  
January 11, 2021

Given the Governor's prohibition on gatherings of ten or more persons during the COVID19 outbreak, no public meeting location was available. All commissioners and staff participated in this meeting by electronic means.

**1. CALL TO ORDER**

Chair Mark Ackelson called the Pleasant Hill Planning and Zoning Commission Work Session to order on January 11, 2021 at 5:00 p.m. via [www.gotomeeting.com](http://www.gotomeeting.com). Present: Mark Ackelson, Jake Jacob, Julia Johnson, Pam Mollenhauer, Kate Sand, Tim Mallicoat, and Keith Williamson. Absent: None.

**2. DISCUSSION TOPIC**

Updated Sign Code Ordinance – Community Development Director Madeline Sturms introduced Chris Shires with Confluence Landscape Architects who presented on an updated draft to the City's Sign Code outlining changes from existing code and explaining the modifications from the City's existing code.

**3. ADJOURNMENT**

Chair Ackelson adjourned the work session at 5:35 p.m.

Pleasant Hill Planning and Zoning  
Regular Session  
January 11, 2021

**1. CALL TO ORDER/ROLL CALL**

Pleasant Hill Planning & Zoning Regular Session was called to order at 5:35pm on Monday, January 11, 2021 by Chairperson Ackelson via [www.gotomeeting.com](http://www.gotomeeting.com). Present: Mark Ackelson, Jake Jacob, Julia Johnson, Pam Mollenhauer, Kate Sand, Tim Mallicoat, and Keith Williamson. Absent: None.

**2. APPROVAL OF AGENDA**

MALLICOAT/JOHNSON moved to approve the agenda. Ayes: Unanimous. Motion carried.

**APPROVAL OF MINUTES DECEMBER 7, 2020 REGULAR SESSION**

MOLLENHAUER/SAND moved to approve the December 7, 2020 Regular Session minutes. Ayes: Unanimous. Motion carried.

**3. TIME TO ADDRESS THE COMMISSION**

None

**4. BUSINESS ITEMS**

**A. SITE PLAN – SPRING CREEK APARTMENTS –**

Site Plan for the project referred to as Spring Creek Apartments has been submitted for the construction of a residential development on vacant property at 6120 NE 12<sup>th</sup> Avenue. Wishrock Group is the applicant of the site plan with the intention of developing the property into a multiple family apartment building for affordable senior housing.

The site plan proposes the construction of a three story, 15,130 sq. ft., 36-unit multi-family apartment building. On-site parking will include 57 spaces available to residents. The parking ratio approved was lowered from 1 parking space per bedroom to 1.5 parking spaces per unit.

The majority of stormwater for this site will be directed and contained in a detention basin to be constructed on the north side of the property. Proposed improvements also include new public water and sanitary sewer connections including extensions across the frontage of the property.

Commissioners, Developers/Engineers Dustin Creech and Penn Lindsay, and City Staff discussed parking, stormwater, snow removal, transportation considerations, dumpster location, lack of outdoor connectivity to walkways, landscaping, and proposed updates.

SAND/WILLIAMSON motioned to recommend approval of the site plan as submitted recommending approval of the reduced buffer yard. Ayes: Ackelson, Jacob, Johnson, Mallicoat, Sand, Williamson. Nays: Mollenhauer. Abstain: None. Motion carried.

#### **B. RIGHT-OF-WAY VACATION—MORNINGSTAR CT-**

The City Engineer has developed the plans and specifications for the NE 60<sup>th</sup> Street Improvements Project that includes the reconstruction of NE 60<sup>th</sup> Street, improvements to the 60<sup>th</sup> and University Avenue intersection, relocation of Morning Star Court, and construction of a new section of Martha L Miller Drive. Absolute Concrete Construction has been awarded the contract for the project and the work is anticipated to begin in the spring.

The right-of-way alignment for Morning Star Court shifted to the south in order to provide appropriate stacking and alignment with the continuation of Martha L Miller Drive to the east. The excess right of way is not needed for the roadway project and the vacation and subsequent disposition of the property would potentially allow for a greater use of the adjacent property.

The vacation of the roadway would remove its status as right-of-way and clears the way for the separate process of disposition where the property would be considered for sale to the adjacent owners. Transfer to adjacent owners is the only option in this case as the property is not large enough to be buildable on its own.

City staff has no objection to the vacation of the roadway as it is not needed for the street project. Final action on the vacation of the right of way would come from the City Council at a public meeting.

MALLICOAT/WILLIAMSON motioned to recommend approval of the Right of Way Vacation for Morning Star Ct. Ayes: Unanimous. Nays: None. Abstain: None. Motion carried.

#### **C. AMENDMENTS TO CITY CODE CHAPTER 170 ZONING ORDINANCE- SIGNS -**

Following the previously held work session, Community Development Director Madeline Sturms inquired what additional information the Commissioners needed in order to move forward. Commissioners requested additional information regarding how recent sign permits would be addressed, how Pleasant Hill compares to other metro cities, and other

requirements that may want to be included in the code update they would like addressed at the upcoming meeting before being ready to take action on the draft code.

No motion was made.

#### **5. DIRECTOR'S REPORT**

- Press release showing record permits in 2020, higher than pre-recession housing boom, increasing diverse housing options in the City.
- Public Safety – Police Department will move in at the end of the month. Fire Department will temporary relocate to new auxiliary building for the duration of the remodel of Maple Dr building.
- City is actively working through next fiscal year's budget.
- Next meeting will likely have first part of SEP Stadium Project on it.

Next meeting – February 1, 2021

#### **6. ADJOURNMENT**

JACOB/MOLLENHAUER motioned to adjourn. Ayes: Unanimous. Motion carried. Meeting was adjourned at 6:47 pm.

Lynette Fadden  
Recording Secretary