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

Pleasant Hill Planning & Zoning Regular Session was called to order at 5:30 pm on Monday, February 6, 2023 by Chairperson Sand. The City Council Chambers were open and available to the public. Present: Meredith Emory, Jeremy Geiken, Tim Mallicoot, Kate Sand, Jeffery Vroom, and Keith Williamson. Absent: Pam Mollenhauer.

2. **APPROVAL OF AGENDA**

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

3. **APPROVAL OF MINUTES JANUARY 9, 2023 REGULAR SESSION**

EMORY/GEIKEN moved to approve the January 9, 2023 Regular Session minutes. Ayes: Unanimous. Motion carried.

4. **TIME TO ADDRESS THE COMMISSION**

None

5. **BUSINESS ITEMS**

   **A. PRAIRIE CREEK PLAT 3 - PRELIMINARY PLAT AND SITE PLAN**

   Preliminary plat for 16.72-acres of Outlot Y Prairie Creek Plat 2, generally located east of Hwy 65, north of SE 6th Ave, and south of Vision Dr, owned and developed by Kading Properties, for a townhouse configuration similar to Plat 1 and 2.

   Lot 1, zoned R-3 Multiple-Family Residential, to contain 86 new townhouse units, density of 8.64 units per acre, private street connections to Prairie Creek Dr and Vision Dr, and 36 additional parking stalls. Lot 2, zoned R-2 Single-Family Attached, for plat stormwater detention, Plat 2 stormwater overflow, private park, and open space area with 10’ wide trail connection to existing neighborhood trail system. 62% or approx. 10.42-acres of open space includes a variety of over-story and ornamental trees, shrubs, and ornamental grasses.

   Proposed public improvements include Prairie Creek Dr extension; 6’ sidewalks on all public and private streets; trail extension from Plat 2 with future SE 6th Ave connection; and 4’ trail easement for trail segment outside of the right-of-way and in Outlot Z. Lot B to be dedicated for SE Sunsplash Dr; development agreement for offsite Prairie Creek Dr/SE Sunsplash Dr intersection construction and roadway construction, and temporary turnaround easement for service vehicles until completion of intersection. Public water and sanitary sewer improvements and provisions for stormwater management citing Condominium Association ownership and maintenance of drainage swales, detention facilities located in Outlot Z after final platting. Landscaping plan displays 10.42 Acres or 62% open space for the property.

Commissioners, Lee Chamberlin Consultant Engineer Mark Lee, Kading Properties CEO Karie Kading Ramsey, Snyder Engineer Eric Cannon, and City Staff discussed future road connections to SE 6th Ave and SE 64th St; traffic volume on E Oakwood Dr; setbacks on private roads; parking availability; stormwater detention in regards to neighboring developments and timber area; proposed site topography; and positive working relationship between Kading Properties and emergency response services.
WILLIAMSON/GEIKEN motioned to recommend approval of Prairie Creek Plat 3 – Preliminary Plat and Site Plan. Ayes: Unanimous. Motion carried.

6. DIRECTOR’S REPORT
   • Next meeting – March 6, 2023 at 5:30 pm.
   • Martha L Miller Dr - ribbon cutting event; Martha Miller first passenger on the new road; connection from NE 70th St to SEP stadium.
   • Comprehensive Plan - 5 bids received; review committee will be started; early March interviews; consultant chosen in late March; estimated 18 months for project completion with a series of commission updates.

7. ADJOURNMENT
GEIKEN/EMORY motioned to adjourn. Ayes: Unanimous. Motion carried. Meeting adjourned at 6:05pm.

Jennifer Bartles
Community Development Clerk