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

2. APPROVAL OF AGENDA
EMORY/MOLLENHAUER moved to approve the agenda. Ayes: Unanimous. Motion carried.

3. APPROVAL OF MINUTES FEBRUARY 6, 2023 REGULAR SESSION
WILLIAMSON/GEIKEN moved to approve the February 6, 2023 Regular Session minutes. Ayes: Unanimous. Motion carried.

4. TIME TO ADDRESS THE COMMISSION
None

5. BUSINESS ITEMS
A. BERNDEL ACRES PLAT 2 - PRELIMINARY PLAT
Preliminary plat for the 114.43-acre parcel located within the two-mile extraterritorial boundary in unincorporated Polk County, west of SE 80th St and north of SE 6th Ave, County zoning of Low Density Residential, owned by Bernadine F. Mills Revocable Trust, and referred to as Berndel Acres Plat 2, to subdivide the parcel into two lots separating existing homestead from land reserved for future development.

Proposed plat shows 4.92-acre Lot 1 for existing single family structure; remaining 129.39-acres unbuildable Outlot X; Street Lots A and B for County right-of-way dedication for portions of SE 80th St and SE 6th Ave; no new water utility, sanitary sewer extensions, or roadway improvements; Spring Creek floodway and floodplains buffers and tree preservation easements with a 25-ft impervious surface setback on Lot 1; existing sanitary sewer easements; a 250-ft drainage and tree preservation easement to meet County preservation requirements; and final plat and future voluntary annexation agreement required prior to project completion.

Commissioners and City Staff discussed topography, easements, and existing septic vs sewer connection of future development.

WILLIAMSON/EMORY motioned to recommend approval of Berndel Acres Plat 2 – Preliminary Plat. Ayes: Unanimous. Motion carried.

B. CRESTRIDGE ESTATES PLAT 3 - PRELIMINARY AND FINAL PLAT
Preliminary plat for the 21.51-acre parcel generally located north of NE 12th Ave and east of NE 64th St, zoned A-1 Agricultural/Open Space, owned by the Darrell E. Watson Revocable Trust, known as Outlot X of Crestridge Estates, for the construction of one single-family dwelling with two adjacent existing street lots to allow parcel access for future development. A driveway permit obtained from Polk County provides access to NE 12th Ave via paved...
approach, first 20-ft of drive, and any parking area. Installation of sidewalk by the owner is required at the time of the home construction.

Proposed plat includes no new water utility, sanitary sewer extensions, or roadway improvements; 2” water line to connect property to the 10” water main on NE 12th Ave; distance from water and sewer necessitates a septic system and in-home fire suppression system on Lot 1; and future development will require the construction of all public utilities, roadways, and stormwater management systems.

Commissioners, City Attorney, and City Staff discussed current zoning, Future Land Use Plan of parcel and neighboring properties, developer provided future development concepts, and placement of access points to right-of-way in regards to Lot 1 and future development of Outlot X.

WILLIAMSON/GEIKEN motioned to recommend approval of Crestridge Estates Plat 3 – Preliminary and Final Plat. Ayes: Unanimous. Motion carried.

C. TIMBER RIDGE COUNTY ESTATES - PRELIMINARY PLAT

Preliminary plat for the 9-acre vacant parcel located at 7187 NE Rising Sun Dr, zoned R-1 Single Family Detached Residential, owned by Roeco, LLC, known as Timber Ridge County Estates, to create five, 1.00 to 2.59-acres single-family lots with access to NE Rising Sun Dr and NE 72nd St, dedication of NE Rising Sun Dr right-of-way originally granted to the County by easement prior to 2019 annexation, Street Lot A to include additional right-of-way for future updates to the roadway, placement of drive entrances to provide safe access to roadway, and removal of vegetation and easement to ensure all plant growth remains out of vision triangle.

Proposed public improvements include sanitary sewer connections stubbed to each lot, storm water drainage extensions to assigned drainage areas, and upsized 8-inch water main; driveway entrances, storm culverts, and 6-ft sidewalks to be constructed by homebuilders; sidewalk easements along the adjacent roads to accommodate sidewalk sections outside of the right-of-way in different locations; public utilities, water, and sanitary sewer easements along street frontages; stormwater flowage easements for areas between properties; stream buffer easement between Lots 1-3 to be maintained privately; and $2,384 fee in lieu of parkland. Proposed location 10-ft wide trail does not meet the intent of the trail plan.

Commissioners, Haven Homes owner Allen Roen, and City Staff discussed current site topography vs proposed grading in regards to sidewalk accommodation; design standards vs ideal standards in regards to steep grades abutting sidewalks; placement of driveway access vs vision triangle, driver safety, and existing and future vegetation removal; preservation of existing trees in areas not impacting roadway safety.

WILLIAMSON/GEIKEN motioned to recommend approval of Timber Ridge County Estates – Preliminary Plat subject to placement of Lot 1 drive as far south as reasonable. Ayes: Unanimous. Motion carried.

6. DIRECTOR’S REPORT

- Next meeting – April 17, 2023 at 5:30 pm.
7. ADJOURNMENT
GEIKEN/MOLLENHAUER motioned to adjourn. Ayes: Unanimous. Motion carried. Meeting adjourned at 5:54pm.

Jennifer Bartles
Community Development Clerk