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

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

3. APPROVAL OF MINUTES APRIL 17, 2023 REGULAR SESSION
MALLICOAT/GEIKEN moved to approve the April 17, 2023 Regular Session minutes. Ayes: Unanimous. Motion carried.

4. TIME TO ADDRESS THE COMMISSION
None

5. BUSINESS ITEMS
A. SITE PLAN – HALLETT MATERIALS
Site plan submitted for a 115.03-acre mining operation located at 601 S Pleasant Hill Blvd, zoned I-2 General Industrial, northern parcels owned by Hallett Materials and southern parcel owned by the City of Pleasant Hill, with approx. a 7-acre site for improvements including entrance, scale house, and wash plant area centrally located between mining areas, and reclamation plan per stipulations place during 2018 Conditional Use Permit.

Proposed improvements includes 40-ft wide paved approach entrance onto S. Pleasant Hill Blvd; detectable warning panels where the 10-ft trail crosses the entrance; scale house structure; 9 parking stalls for staff; approx. 6-acre area with stabilized gravel to contain material stockpiles and plant washing equipment; onsite dumpster and storage container; stormwater completely contained by two large ponds adjacent to mining pad; utilities and fire suppression from existing systems; and architectural elevations and required screening per code requirements.

Reclamation plan provides direction for grading and landscaping when mining operations cease and the property is returned to the City; open space landscaping requirements to be deferred until mining operations cease; landscaping material requirement for off-street parking, driveways, and loading areas to be included with the site development; and plant placement to mitigate the risk of damage from construction traffic.

Commissioners and City Staff discussed Conditional Use Permit requirements regarding permitted mining staging and timelines; restoration of mining site, regrading of slopes to allow future recreational use, removal of structures, and installation of plantings; access drive placement; timing and funding of final MLK Pkwy extension; and completion of SE Connector.

WILLIAMSON/MALLICOAT motioned to recommend approval of Hallett Materials – Site Plan subject to remaining staff and engineering comments. Ayes: Unanimous. Motion carried.
B. PRELIMINARY PLAT – HAWTHORN TOWNHOMES
Preliminary plat for 9.12-acres of vacant land generally located east of NE 60th St, south of Martha L. Miller Dr, and north of Meacham Dr., zoned C-2 Regional Commercial, owned by Hubbell Realty, known as Hawthorn Townhomes, to subdivide for an assisted living facility and townhome development.

Hawthorn Townhomes to contain 28 postage-stamp lots for owner occupied, single-family attached townhome units, density of 6.19 units per acre, private street connections to Meacham Dr, HOA owned and managed Outlot Z contains common area and private streets, and 6-ft sidewalks along Meacham Dr and each private street.

Lot 29 to contain a 70-unit apartment style, assisted living facility, known as Edencrest, owned and managed by Hubbell; density of 15.22 units per acre; loading areas; 36 parking spaces; private street connections to Martha L Miller Dr and through the existing Forge65 to NE 62nd St; interior trail, sidewalk, and walkways with 6-ft wide walkway connecting residential projects; and vacation plat for the 60-ft NE 62nd Street right-of-way located along the eastern half of the property.

Proposed improvements include modification to existing temporary turnaround to accommodate operations needs and emergency service access until Meacham Dr. is extended; new public utilities include water main and sanitary sewer connections; two dry bottom detention basins with hydrodynamic separators located on east and west side of Lot 29; and parkland dedication as $26,841.92 fee in lieu to be provided at time of Final Plat.

Commissioners, CDA Engineer Ryan Hardisty, Hubbell Realty Representative Caleb Smith, and City Staff discussed requirements for temporary turnaround and possible solutions in regards to grading and storm sewer inlets; road extensions eastward included Council CIP priorities, funding, ownership of abutting properties, and current location of city limits; proposed townhome elevations vs code requirements; lower parking demands for assisted living facilities; townhome parking via unit garages and 20-foot drives; private access drives from public streets; and Hubbell HOA ownership and management of private streets, stormwater mitigations, and Edencrest.

WILLIAMSON/VROOM motioned to recommend approval of Hawthorne Townhomes – Preliminary Plat subject to remaining staff and engineering comments. Ayes: Unanimous. Motion carried.

C. SITE PLAN – HAWTHORN TOWNHOMES

WILLIAMSON/MALLICOAT motioned to recommend approval of Hawthorne Townhomes – Site Plan subject to remaining staff and engineering comments. Ayes: Unanimous. Motion carried.

D. SITE PLAN – FORGE65 EDENCREST

VROOM/MALLICOAT motioned to recommend approval of Forge65 Edencrest – Site Plan subject to remaining staff and engineering comments. Ayes: Unanimous. Motion carried.

6. DIRECTOR’S REPORT

- Next meeting – June 5, 2023 at 5:30 pm
- Street Patching - Hickory Blvd intersection repair has started.
• Comprehensive Plan – initial meetings to begin this week.

7. ADJOURNMENT
VROOM/MOLLENHAUER motioned to adjourn. Ayes: Unanimous. Motion carried. Meeting adjourned at 5:59 pm.

Jennifer Bartles
Community Development Clerk