



City of Independence Minutes

**Planning Commission Meeting
Monday, April 6, 2026**

1. **Call to Order.** Chair Chappell called the meeting to order at 7:03 pm.

2. **Roll Call.**

Present: Commissioner Patrick Fugeman
Commissioner Jose Oliveros
Commissioner Rebecca Jay
Commissioner/Chair Corby Chappell
Commissioner Sally Coen
Commissioner Alex Paraskevas
Commissioner John Southgate, via Zoom

Absent:

City Staff: Fred Evander, City Planner
Present: Myra Russell, City Recorder

3. **Minutes.**

3.1. **Regular Meeting 03/02/2026.**

Action:

Commissioner Fugeman moved to approve minutes of the March 2, 2026, as submitted; Commissioner Coen seconded. Discussion: None

Roll call vote. Motion 7-0-0

Ayes: Patrick Fugeman, Jose Oliveros, Rebecca Jay, Corby Chappell, Sally Coen, Alex Paraskevas, John Southgate

Nays: None

Abstentions: None

4. **Visitors/Public Comment.** None.

5. **Reports/Presentations.**

5.1. **Staff Presentation: Park Dedication Requirements .**

Evander presented a draft proposal for consideration regarding park dedication requirements. The proposal defined two areas for park dedications: within the Southwest Concept Area and outside of it. The commission discussed park dedication requirements with specific focus on land size requirements (half acre minimum with 120-foot dimensions) and location criteria to avoid railroads and major arterial roadways. They reviewed standards for land adequacy, including environmental considerations and building orientation requirements, with

Commissioner Southgate suggesting more specific language regarding environmental assessments. The commission also discussed how to handle challenging land uses like wetlands and floodplains, with agreement that paved trails could be constructed along these areas to adapt them for park use. There was some concern that new trails should link up to existing trails. The commission concluded by acknowledging the need to address park amenities in future planning, though this was deemed outside the scope of the current discussion. They leaned towards taking a flexible, common-sense approach rather than being overly prescriptive, leaving implementation details to staff discretion while ensuring appropriate amenities and accessibility. The discussion ended by noting that multifamily development requirements would be addressed in a future meeting.

6. Unfinished Business. None.

7. New Business. None.

8. Other Discussion/Information Items.

- Commissioner Oliveros asked about temporary crosswalks that had been installed last year. No progress on those crosswalks, it's up to ODOT, but there is a crosswalk on 5th street in the works.
- Planner Evander showed the video: How Singapore's Urban Design Makes Way for Wildlife | WILD HOPE. Commissioners watched about 8.5 minutes of the video. Discussion of integrating nature into urban design, particularly highlighting a hospital that successfully incorporates wildlife and green spaces
- Commissioner Oliveros asked whether there were any outcomes from the state legislature's short session, and specifically if any new legislation would impact the Planning Commission. Commissioner Parakevas noted that funding issues with ODOT could negatively affect projects in the area.
- Evander provided an update on the trolley system, noting that ridership remains steady at around 120,000 annually despite operating costs being a challenge. The commission discussed potential solutions, including a Trolley Rapid Transit Project that could reduce service frequency but improve efficiency, though funding remains uncertain.

9. Adjournment. Commissioner Paraskevas moved to Adjourn; Commissioner Jay seconded. Chair Chappell adjourned the meeting at 8:23 pm.

Minutes submitted by:
Myra Russell, City Recorder