



City of Independence

Minutes

Planning Commission Meeting

Monday, April 7, 2025

1. **CALL TO ORDER.** The meeting was called to order at 7:01 pm by Chair Corby Chappell

2. **ROLL CALL**

Planning Commissioners Present:

Sally Coen	Becky Jay
José Oliveros	Alex Paraskevas
Corby Chappell, Chair	Jordan Carpenter

Commissioners Absent:

Others Present: Fred Evander, Planning Manager; Myra Russell, City Recorder; Kathy Martin-Willis, Council Liaison

3. **MINUTES.** The minutes of the February 3, 2025, meeting were submitted in the agenda packet.

ACTION:

Commissioner Carpenter moved to approve the minutes as submitted;
Commissioner Coen seconded. Motion passed 6-0-0:

AYES: Coen, Jay, Oliveros, Paraskevas,
Chappell, Carpenter

NAYS: None

ABSTENTIONS: None

4. **VISITORS / PUBLIC COMMENTS.** None
5. **STAFF REPORTS / PRESENTATIONS – OTHER.** None
6. **UNFINISHED BUSINESS.** None
7. **NEW BUSINESS**

- 7.1. **Public Hearing: Rezone of 19.39 acres along Gun Club Road**

- 7.1. Public Hearing – LA 2025-02- Rezone of 19.39 acres along Gun Club Road.

- Hearing script read by Chair Corby Chappell. The hearing opened at 7:04 pm.
- Conflicts of Interest/Ex-Parte Contacts/Bias. None declared.

Staff Report.

- Evander went over the staff report as presented in the agenda packet. Housing Needs Analysis and Housing Productions Strategy recommended that the City identify additional zones for high density residential zone, 10-15 acres. It would rezone 15 acres that is currently Legacy Oaks Apartments already high density but not zoned as this. This would rezone to high density residential which is what it is. Neighboring parcel to the south 3.96 acres would rezone from medium residential to high density residential. This is implementation of some of the recommendations of the Housing Needs Analysis. Change will not overburden key traffic components. Meets criteria in the Independence Development Code. Staff recommends voting to approve change. Received one public comment letter from Fair Housing Council of Oregon in support of this change. Commissioner Jay asked about traffic on Gun Club Road, suggested widening or adding turn lane near Marigold St. Evander said transportation system plan did not identify need for left turn there. Evander explained trip calculation but said it will be looked at with any future development on site. Clarified for Commissioner Jay that Marigold Street goes through from Gun Club to 16th Street. Commissioner Paraskevas mentioned where driveway would be, and Evander clarified there are driveway standards that would be in effect for new development. Any future development of site will require public notice to residents within 250 feet of boundary. Commissioner Coen questioned what the 15 acres was currently zoned as and why. Asked how many other instances of this are around town. Evander said it was recognized that there are several low-density zones around town that have apartments. Potential for rezone of all these areas but this is the most obvious as the second biggest apartment complex in town. Chair Chappell wondered how the apartment complex was allowed to be built in wrong zoning but planning commission must have approved it. Evander looked at files and isn't sure either. It may have happened through the process of wetland mitigation. No further discussion.
- Testimony: None.
- Record/Hearing declared closed. 7:24 PM
- Discussion and deliberation. No further deliberation.

ACTION:

Commissioner Carpenter moved to forward a recommendation of approval on the LA 2025-02, to the Independence City Council; Commissioner Paraskevas seconded. Motion passed 6-0-0:

AYES: Coen, Jay, Oliveros, Paraskevas, Carpenter,
Chappell

NAYS: None

ABSTENTIONS: None

- 7.2. Discussion: Code Change to Require a Pre-Application for Most New Development.** Evander presented information from submitted staff report. For big development they go through pre application process to find out all the things that will go into the development. For small projects this is not

required, but these projects take much staff time. Perhaps they should be required. In long run will save staff time. City Staff, Fire Marshal in attendance. Explain any improvements and requirements for the project up front so people can make a decision with all knowledge. Circumstances happen where people get partway through a project without knowing everything required and then are surprised or unable to complete project when they find out. Currently the pre-application fee is \$300. Possibly make \$100 fee for smaller projects. This would be required for most projects. Even simple building permit projects could trigger infrastructure improvements. Commissioner Jay asked how the city will catch people before they start the project. Evander said he looks at every building permit and can let people know that they should go through a pre application conference. Commissioner Paraskevas thinks it's a little heavy handed and wants to workshop the idea. Commissioner Coen doesn't want to create an administrative burden. Evander said now the burden is at the end of the project and more reactive than proactive. It would be better to spend that time at the front of the project and make sure people know all parts of project before they start. Commissioner Carpenter wondered if the fee could go towards permits if they continue the project. Evander said it was done this way at a previous city where he worked. People may get fragmented information by going to each department separately. This is a chance to meet with all departments and Fire Marshal at once. Would probably schedule several pre application meetings for the same day to streamline process. Messaging and communication would be key. Commissioner Oliveros asked if there would be a finding component for the applicant. Evander said he prepares a sheet with items they will need to work on and costs associated. Commissioner Jay asked if there's a sign off sheet that the applicant notes they are aware. Evander said he could email the comment sheet at the end of the process, to point at to and say the applicant was informed. Evander will schedule public hearing in June.

8. **OTHER DISCUSSION / INFORMATION ITEMS**

8.1. Field Trip ideas Evander said summer field trip would be good idea and gave 3 ideas. Gun Club rezone area, Industrial area at the air park, or Edwards Addition in Monmouth. Asked for ideas. Chair Chappel asked about when it would happen. Evander said maybe after public hearing at June meeting. Consensus to go to air park industrial area. Evander will try to find someone to show them around and knows the history of the area.

8.2. Video Evander let the Commission decide on whether to watch a video on Pavers or modular housing. The Commission chose "Why Is It So Hard to Mass-Produce Housing?". The commission watched for 7.5 minutes. Discussion about modular housing, old building practices versus new building practices. Commissioner Paraskevas recommended Peter

8.3. Commissioner Coen asked about new legislation. Evander talked about middle housing regulation and new rule making process for middle housing. Also there has been talk about superseding city design standards. Our design standards have purpose to community.

9. **ADJOURNMENT** Commissioner Paraskevas moved to adjourn at 8:06 PM. Unanimous