



City of Independence Minutes

**Planning Commission Meeting
Monday, June 15, 2026**

1. **Call to Order.** Commissioner Paraskevas called the meeting to order at 7.00 pm.

2. **Roll Call.**

Present: Commissioner Patrick Fugeman
Commissioner Jose Oliveros
Commissioner Rebecca Jay
Commissioner Sally Coen
Commissioner Alex Paraskevas
Commissioner John Southgate

Absent: Chair Chappell, Excused

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

3. **Minutes.**

3.1. **Regular Meeting 05/04/2026.**

Action:

Commissioner Jay moved to approve the minutes from the 5/4/2026 meeting;
Commissioner Fugeman seconded. Discussion: None.

Roll call vote. Motion 6-0-0

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

Nays: None

Abstentions: None

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

5. **Reports/Presentations.** None.

6. **Unfinished Business.** None.

7. **New Business.**

7.1. **Extension Request for SUB 2024-01 (940 S. 7th Street).**

Planner Evander introduced the agenda item. This is a request for an extension for the Habitat for Humanity project at 940 South 7th Street, with a representative explaining that previous federal funding sources had fallen through due to changes in administration, but they are now pursuing a \$750,000

Community Development Block Grant. They hope to start building by June 2027. Councilors commented that they appreciate that this project is still moving forward.

Action:

Commissioner Coen moved to approve the extension of the land use approval granted under SUB 2024-01, with the conditions and findings articulated within the Notice of Decision for the project.; Commissioner Jay seconded. Discussion: None.

Roll call vote. Motion 6-0-0

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

Nays: None

Abstentions: None

7.2. Public Hearing - More Housing, Same (Great) Neighborhood Development Code Changes.

Commissioner Paraskevas read the hearing script regarding how the meeting would be conducted. State Law Required Statements read.

- Declaration of Conflicts of Interest, Ex-Parte Contact, Bias: None
- Public Hearing opened at 7:08 pm by Commissioner Paraskevas.
- Staff Report as submitted in the agenda packet was reviewed by Planner Evander. Matt Hastie from MIG presented a summary of recommended amendments to the development code aimed at expanding housing options and increasing flexibility for property owners while maintaining small-scale development. The key recommendations included allowing middle housing types like duplexes, triplexes, and cottage clusters on lots under 10,000 square feet, with standards for parking, access, and design quality. Matt noted that while these amendments are recommended for City Council adoption, additional changes to building height standards and park dedication requirements may be considered after implementation.
- Discussion: Commissioner Southgate asked about feedback from developers. Evander said yes they talked to developers and have had positive feedback.
- Further questions from the Commission. None.
- Objections or testimony received: None.
- Public Testimony: None.
- Discussion: Staff Response to testimony-None.
- Hearing closed at 7:30 PM.

Action:

Commissioner Jay moved to forward a recommendation of approval of LA 2026-03, to the Independence City Council; Commissioner Coen seconded.

Discussion: None

Roll call vote. Motion 6-0-0

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

Nays: None

Abstentions: None

7.3. **Street Naming Request: Rename Madrona Street E. in Southwest Crossing Subdivision.**

Planner Evander presented information on a name change in the Southwest Crossing development. The partition had the street named Madrona Street E. That won't work for Independence because Monmouth has a Madrona Street E also. This would cause duplicate numbers and issues for police, fire, etc. It was suggested to name it I Street instead. No one lives on the street yet, so no one is impacted by this change.

Action:

Commissioner Southgate moved to find that renaming is in the best interest of the city and the six-mile area and forward the City Council a recommendation to change the road name from Madrona Street E to I Street.; Commissioner Jay seconded. Discussion: None.

Roll call vote. Motion 6-0-0

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

Nays: None

Abstentions: None

7.4. **Discussion: Park and Open Space Dedication Requirements.**

For open space requirements, the committee reviewed proposed new standards that would distinguish between urban and less urban areas, moving away from a blanket 15% requirement to a more flexible approach based on usable common space requirements for developments with 20 or more units. The committee agreed to continue discussions on these standards in August.

8. **Other Discussion/Information Items.**

- July meeting field trip idea-explore Edwards Addition in Monmouth. Evander will see if one of the developers can go on the tour.
- Walking Tour on June 24 post-war era. Commissioners are encouraged to attend.

9. **Adjournment.** Commissioner Paraskevas adjourned the meeting at 7: 57 pm.

Minutes submitted by:
Myra Russell, City Recorder