

**MEETING OF THE
WOOD VILLAGE CITY COUNCIL AND
PLANNING COMMISSION
November 8, 2016
MINUTES**

PRESENT: Mayor Patricia Smith, Council President Tim Clark, Councilors Scott Harden, and Mark Clark. Planning Commission President Craig Howard, Planning Commissioners Jim Mott, Linda Jensen, and Nathan Smith. City Attorney Jeff Condit, City Manager Bill Peterson, Finance Director Peggy Minter, Public Works Director Scott Sloan, and interested parties.

ABSENT: City Councilor Brice Nissen, and Planning Commissioner Stanley Dirks.

MAYOR SMITH CALLED THE MEETING TO ORDER AT 6:00 PM.

PRESIDENT HOWARD CALLED THE MEETING TO ORDER AT 6:00 PM.

**DISCUSSION: WOOD VILLAGE TOWN CENTER AND TRANSPORTATION SYSTEM PLAN
UPDATE**

Peterson presented the discussion and stated that this project started nearly two years ago. Peterson explained that staff put together a grant application through the TGM program. Peterson stated that the grant was approved, and the resources have been used to put together a team of consultants to assist the City in reimagining the Town Center. Peterson stated that the City Council and Planning Commission did a lot of planning work in the 1990's on what the Town Center could be. Peterson explained that we have now redone that work, and the process included over 300 unique voices from around the community. Peterson stated that we have a new plan, and it is time to take that plan and turn it into law. Peterson stated that there are some essential questions for the governing bodies to answer before we take that final step.

Marcy McNelly from URBSWorks stated that she has been working on this project as part of the project team. McNelly stated that this project is coming close to an end, and it is now time to develop the code language to implement the desired changes. McNelly explained that there have been four pairs of Technical and Citizen Advisory Committee meetings. There were two community workshops, as well a recent joint session with the City Council and Planning Commission.

McNelly stated that the Town Center is a Metro designation, but it also acts as the City's downtown area. McNelly explained that it can be difficult to transition an auto oriented area into a pedestrian oriented gathering place. Peterson stated that while Metro's 2040 plan has the City's Town Center as part of a larger designated area, this process only deals with the section in the City.

McNelly stated that a set of goals was developed with the TAC and CAC to help guide the process. The goals included economic development, accessibility, healthy community, equity, and the natural environment. McNelly explained that the alternative options were measured against the goals and criteria. McNelly stated that overall the community wanted safe and beautiful streets, increased walkability, and a variety of gathering places. McNelly stated that there were several discussions on housing types, and there was the acknowledgment that housing has to be included as part of the Town Center development. McNelly stated that after several rounds of evaluations the preferred alternative focused on entertainment as the primary use.

McNelly stated that public gathering places were placed as a high priority in the development of the plan. McNelly explained that the public gathering places can be active or passive in nature, and community input focused on providing family friendly activities. Other aspects that were desired by the community included the ability to have cultural business and food opportunities. McNelly stated that the preferred housing style from the community was single family homes, but that can be in the form of attached housing, cottage cluster, or

apartments over retail.

McInelly stated that four alternatives were developed based on all the feedback. Two of the proposals focused on entertainment, and the other two focused on housing options. McInelly stated that the preferred alternative has the entertainment focus. That selection was based on the feedback from the public, property owners, and the City Council and Planning Commission. McInelly stated that the focus is not on regulating the street and path types.

McInelly explained that there would be five different street or path types as part of the plan. There will be flexibility built into the standards, and most roads will probably be built by developers with a public access easement. McInelly stated that there is a main street designation, and that street is designed to be in the northern section of the Town Center. The main street concept has on-street parking, but it can vary on how the cars can park. There are also standards for sidewalk widths and pedestrian facilities. McInelly stated that the main street location can deviate up to 50 feet in either direction, as well as the identified intersections. McInelly explained that the regulatory diagram just indicates the general location, not the exact layout.

McInelly stated that a new local street standard was defined because the current local street standard did not include on-street parking. McInelly explained that other main access routes in the Town Center may act as commercial streets, but they can still be used to help create a sense of place.

*Condit arrived at 6:15pm.

McInelly stated that some of these street elements may not be built in the near term, but could be constructed by the City at some point in the future.

McInelly stated that the third street type is the universal street which could be used for vehicle traffic, but it is not required to accommodate vehicles. McInelly explained that the universal street is one of the most flexible in terms of design standards, and the intent is to create access points with urban scale blocks within the Town Center. McInelly stated that the essential aspect is that the universal street makes north and south connections within the Town Center. Mark Clark asked if the bollards identified in the photo would be required in the actual design. Peterson stated that they are not required, but could be incorporated by the developer. The intent is to be flexible.

McInelly stated that there is a service street standard which exists behind the current main shopping area. McInelly explained that as the Town Center develops, it will be essential to permit pedestrian access in that area, but the focus will be on freight access to those shops. McInelly stated that the last main connection element are trails or multi-use pathways. McInelly explained that this element again has a great amount of flexibility in their design. McInelly stated that overall the idea is to have flexibility in terms of land uses, but strong areas in terms of public areas and access points.

McInelly stated that the regulatory diagram that has been introduced into the code is based on the preferred alternative. The connections for the streets, pathways, intersections, and plazas have been established in the diagram, but the land uses have not. McInelly explained that this is a concept plan diagram, and a master plan proposal would have to comply with the regulatory diagram. There are also landscape standards built into the regulatory diagram, and while they are not new standards, they have been updated.

McInelly stated that the main street concept is a key element of the Town Center, and it is where the most activity in terms of building density, pedestrian activity, and what is generally thought of when people think of the Town Center. McInelly explained that we are not trying to dictate building form or character, but the minimum standards to meet the criterion.

McInelly stated that the minimum standards cover ground floor height, window elements, and weather protection. McInelly stated that the conflicting block length standards have been removed, and building height standards have been increased. McInelly explained that additional land uses have been added such as entertainment and lodging facilities have been changed to an outright use instead of a conditional use. McInelly explained that gateway standards have also been developed which includes signage, plantings, and building orientation. The gateway locations have been identified in the regulatory diagram.

McInelly stated that the overall goal is to have balance in what the community indicated that they would want in terms of quality and public space, and what is feasible for developers. McInelly explained that has been accomplished by establishing tight regulations on streets, plazas, and public spaces, but offering more flexibility in terms of what occurs with the actual buildings. McInelly stated that the new approach includes the regulatory diagram, the new street types in the TSP, and the pedestrian and landscape standards. McInelly stated that the essential question is if the Council and Planning Commission are comfortable with the implementation of the public process, flexibility for developers, and the implementation tools.

Peterson stated that we need to know if we are on the right path, and if we have hit the mark on meeting the intent of the public input. Peterson stated that if that is all correct, then we will move forward on developing the regulatory language. If not, we need direction on where to go. Peterson stated that the main question is if we have listened to residents, and if we are on the right path.

Smith stated that it is hard to balance public input and developer interest, but this looks to be close. Howard stated that he would like to hear from developers, and the public input is not too dissimilar from what was originally designed in the 1990's. Howard explained that compromises have been made to permit development to occur at the site, and what the public wants already exists in the current plan. Howard stated that he feels this is a big step in creating a unified plan, but would like to hear from developers to ensure that what we can be actually be built.

Howard stated that he likes how the intersections, streets, and pathways are in place in the new plan, but has concerns about the street elements in the southern section of the Town Center. Howard stated that he feels that area of the Town Center will be more difficult to develop in terms of the pathways and connections, and may not be built in the near term. Howard stated that a lot of focus has been on the northern section, but without the southern access points the two sides may not join together.

Peterson stated that the main street in the northern portion of the site is the key component in the plan, but it is also the most expensive element in the plan. Howard stated that the plan does not tie together without the north and south connection points. Jensen agreed, and stated that the southern area has already been paved, and turned into a parking lot. Howard stated that he doubts that some of the concepts will actually be built. Peterson stated that the key aspect of this plan, is that it is a long-range plan. These kinds of improvements will last for decades, and it all depends on getting the right start.

Howard stated that the regulatory diagram with the key intersections is critical, and will give the City some control in the future development of the Town Center. Those areas will give some teeth to the Planning Commission in terms of site improvements.

Mark Clark asked if there was going to be a wall between the tribal property, and the rest of the Town Center. Peterson stated that we do not have any of that information, but the tribes may be able to provide some general information on how that property may be developed.

Howard stated that there are several plazas in the current plan that have not been built. Howard stated that the Planning Commission has a history of giving in to developers, and now we are trying to regain some control. Howard explained that he is concerned that we will regain control, but those elements will still not be built. Tim Clark stated that he felt that the northern section of the Town Center was the main focus for the public, not the

southern section. Peterson stated that from a raw economic standpoint, it will be less expensive to develop on the south side of the Town Center which is already development ready. Retrofitting some elements is less expensive than building all new facilities.

McInelly stated that the main street element will be an expensive project. There is also a critical plaza area by Fred Meyer which will serve as a main north and south connection point.

Smith opened the floor to public comment.

Jesse White with the Confederated Tribes of the Grand Ronde stated that he represents the tribal property ownership group, and also sits on the TAC. White stated that he wanted to thank the City for the partnership in the formation of the master plan update. White stated that everyone has appreciated the efforts to do what will be good for the City and the Tribes. White stated that they do not see any major conflicts with the proposed concept plan, and appreciate the decision to make entertainment and hotel uses an outright land use. White explained that even though there are not any conflicts, there are still questions that remain.

White stated that Section 4 is not clear on how it integrates with the Comprehensive Plan and the Zoning Code. White explained that there are potential conflicting items and provisions in that section that could be confusing for developers. White stated that the regulating diagram is still in process, and the section implementing the diagram has not yet been developed. That aspect is critical in determining the required elements and features such as the gateways, plazas, and main intersections. White stated that there were discussions at the TAC and CAC regarding the hotel and entertainment use and the need for additional flexibility, but there has not yet been any proposed code language. White stated that the Tribes urge flexibility in the standards, and are overall pleased with the progress. White stated that he is happy to answer any questions about the future development of the site.

Dick Spies from Group McKenzie stated that they have been hired by the Tribes to help in the redevelopment of the site. Spies stated that they have spoken generally about entertainment, lodging, and housing types. Spies stated that it would be helpful to have more detailed information as the Tribes move forward with creating a specific development plan. Spies explained that some of the potential options have a larger footprint, but there is the common goal of walkability and access. Spies stated that there needs to be the feeling that this is an exciting place to be, and their group is ready to take on that challenge. Developing those aspects is difficult to do until the specifics in the Master Plan have been developed.

Smith stated that we want a destination as well, and has enjoyed the developments that the Tribes have been involved with in the past. Spies stated that it will be easier for people to develop the southern portion of the Town Center with the success of the northern section of the site. Howard agreed and stated that without the Tribal partners, there is no main street or great new development.

Tim Clark asked how we can have flexibility while still retaining control over the essential elements. Peterson stated that it is about the flexibility in the details of the code compared to the regulatory diagram. Peterson explained that the purpose tonight is to see if we are on the right track in order to write the code elements. Peterson stated that the specifics of the code will be shared with interested parties prior to the public process.

Howard stated that from what he has heard he is okay with the framework, but wants to make sure that there is teeth in the final code to ensure that the area develops as we have envisioned. Howard stated that overtime we have deviated from the plan to induce development, and we now have an opportunity to regain control of the vision.

Mott asked if there is a vision or idea on how the north and south components can be tied together. Spies stated that the critical element is the plaza near Fred Meyer, and it can be an exciting feature of the development if it is done right. Spies explained that there are also street elements that will link both sides of the Town Center.

Tim Clark asked about the main street concept, and if that would be the main street for Wood Village. Tim Clark

explained that there is also the idea that Halsey will be the main street for the City. Howard stated that he has heard that, but doubts that it will ever develop as a full main street. Howard stated that even if Halsey develops into something more, it will not be as exciting and vibrant as what can be built in the Town Center. Peterson stated that there are exciting aspects to the Halsey plan that could be developed over the years.

Contract City Planner Carole Connell stated that two main streets can be complimentary, and Halsey has good prospects for long-term development. Connell stated that Halsey could be built over time to be a more natural environment compared to a main street built on a single parcel. Connell asked if the Tribes are okay with working within the street and intersection elements. Howard stated that he has similar concerns about the key intersections and flexibility.

ODOT TGM Project Manager Tara Langley stated that they are in the process of revising the contract to add an additional stakeholder review prior to public comment. Langley explained that the revision will require state review and approval.

Greg Michelson of GM Realty Advisors stated that he was involved with the original development of the Town Center, and no one person or entity can control what goes on at the site. Michelson stated that it takes the City, the developer, and the end users or tenants to make a successful development. Michelson stated that the City has a great start to the Town Center with three large anchor tenants. Howard stated that he has to look at what has been built, and what we want the future of the City to look like. Howard explained that the Planning Commission had to make decisions about empty land, or a compromise on the development. The Planning Commission has acted collectively on what would be best for the community. Mott agreed.

Michelson stated that in looking at a vision, you have to go back to the physical realities of the site and not vision what cannot be built. Michelson explained that the multi-use pathway along Glisan and past Lowes has a lot of grade issues. Michelson stated that there are also significant grade differences between Lowes and the vacant land to the north. Peterson stated that the pathways can be made to work with the topography.

Smith closed the Public Hearing.

Harden stated that he would rather write the code based on the public's input, and make revisions later if needed. Howard agreed. Harden stated that he would rather have the battle with developers to ensure that the public gets what they want. Howard stated that developers always want control, but this does seem like a good path.

Peterson stated that he feels it will take a long time for the property owners of the former dog track to put together their financing package to develop the site. Peterson explained that the activity at Gresham Vista will push development to occur in the southern section of the site. Howard stated that this is on the right path as long as the core intersections remain. Howard stated that he does not care if some of the potential developers are involved in the writing or review of the new code language as long as core elements remain.

The Council and Planning Commission agreed, and stated that staff can begin writing the code elements based on the regulatory diagram.

The Planning Commission adjourned at 7:45pm.

CITIZEN COMMENTS

There were none.

PUBLIC SAFETY REPORT

Kevin Maurelli with the Multnomah County Sheriff's Office presented the report. Maurelli stated that there is nothing unusual in the report, and calls for service in October were down compared to last month. Maurelli stated that the four-year trend line for calls for service also has a slight decline. The response time is in line with previous months as well.

Tim Clark thanked Maurelli for the analysis in the reports. Maurelli explained that the unit is making progress on putting together mapping features, and there should be a product to show the Council in three to four months.

Mark Clark stated that if the calls for service trend line is based on averages. Maurelli stated that is the case. Peterson stated that the data in 2014 is not overly reliable due to reporting issues at BOEC that year.

The council thanked Maurelli for the report and coming to the meeting.

DISCUSSION: SECTIONS 10&11 OF THE WOOD VILLAGE CITY CHARTER

Tim Clark stated that he wanted to discuss the issue of Council appointing a Mayor this coming January. Tim Clark stated that he requested that this conversation occur now, ahead of the appointment process in order to get everything out on the table.

Condit stated that a court decision out of Lane County further refined and constricted what constitutes a quorum for decision making purposes. While that decision has been appealed to the Oregon Supreme Court, the Council has to have this conversation at an open public meeting.

Tim Clark stated that he does not want to blindside anyone in January. Harden stated that there is nothing wrong with voicing a desire to be Mayor ahead of the January meeting. Smith stated that maybe we should change the Charter to have the Mayor elected by the people. Mark Clark stated that he feels there is an advantage to having the Council elect the Mayor. Tim Clark agreed.

Tim Clark stated that he feels that this method works well for the City. Harden stated that he has lived in small towns where the people elect the Mayor. Often times these people would have their own agenda and cause issues. Harden explained that while we do have disagreements, we work well together for the good of the community.

Smith stated that she would like to be Mayor one more time in order to open Arata Road. Smith explained that she worked for a long time with a number of partners to get that project to happen. Smith stated that she wanted to be Mayor until the road was rebuilt.

Mark Clark stated that he does not have a desire to be the Mayor. Harden stated that he will remain on the Council until his replacement has been appointed. Condit stated that while the Council has a firm obligation to appoint a new Councilor, there is not a firm deadline on that process. Councilor Harden can serve until that time.

Tim Clark stated that he is interested in being the Mayor, and explained that his experience at MPAC can be an asset. Tim Clark stated that he feels that the main aspect of being the Mayor is facilitating the meetings, and explained that he feels he can energize the meetings. Tim Clark stated that he did not want Smith to be blindsided by this in January.

Mark Clark stated that since there are two people interested in becoming the Mayor, perhaps they can make their case in January on why they should be appointed as Mayor. Smith stated that Arata Road is her main reason for wanting to be Mayor again, but she has also developed relationships with regional partners. Smith explained that she does not have the time to attend all the regional meetings though.

Condit stated that something can be crafted where Smith can be appointed for a one-year term with the understanding that the Council would appoint someone different after that time. The issue has to be discussed at an open meeting. Tim Clark stated that he feels he has skills that would be beneficial to the City with a focus on the agenda and meetings. Harden stated that he feels that this discussion should occur in January. Mark Clark agreed.

ADDITIONAL BUSINESS

Peterson stated that he wanted to follow up on the photo booth request for the appreciation dinner. Peterson explained that to get an actual photo booth will cost \$700, but we could do a selfie-station with a nice backdrop for about \$100. The Council selected the backdrop option.

Peterson explained that John Morgan has been selected to be the facilitator for the City Council retreat. Tim Clark stated that all of the potential facilitators and Morgan recommended that the retreat not be held at City Hall. Peterson stated that it can be done, but it can also be beneficial to get out the element.

ADJOURN

With no further business coming before the Council, and upon motion by Harden seconded by Clark, and passing 5-0 the Council adjourned at 8:30pm.

Timothy Clark
Mayor

Date

ATTEST:

Greg Dirks