

Cornelius

Oregon's Family Town

CORNELIUS PLANNING COMMISSION MEETING MINUTES

Tuesday, April 23, 2024 at 7:00 pm

Location: 1355 N Barlow St., Cornelius, OR - Council Chambers.

Commissioners Present: Greg Vaughn, Vicky Cordell, Jared Hartrampf and Chair Dave Waffle

Staff Present: Barbara Fryer, Community Development Director; Peter Brandom, City Manager.

A. WELCOME

B. APPROVAL OF PLANNING COMMISSION MINUTES – March 12, 2024 and March 26, 2024.

Chair Waffle proposed a change in the agenda to include interviewing two new prospective Commissioners.

Commissioner Cordell made a motion to approve the minutes for March 12, 2024 and March 26, 2024, seconded by Commissioner Hartrampf. Motion carried 4-0. Ayes: Commissioner Vaughn, Commissioner Cordell, Commissioner Hartrampf, Chair Waffle.

Commissioner Cordell made a motion to amend the meeting agenda to include applicant interviews, seconded by Commissioner Hartrampf. Motion carried 4-0. Ayes: Commissioner Vaughn, Commissioner Cordell, Commissioner Hartrampf, Chair Waffle.

C. INTERVIEWS - Edgar Baker and Makena Owens

Director Fryer introduced the two applicants. Makena Owens is a student at PSU in their Planning and Community Development program. Edgar Baker is an active participant in City government. Both applicants are on the Cornelius Community Vision Committee.

[Makena Owens came forward to be interviewed]

Chair Waffle asked why Owens was interested in joining the Planning Commission.

Applicant Owens described their education background as an Urban and Public Affairs major and explained they are interested in gaining experience in Public Administration and Civic Engagement.

Commissioner Hartrampf asked Owens about their vision and goals for the City in the next 10 to 20 years.

Applicant Owens answered by discussing the City's potential and the changes they see coming about.

Commissioner Vaughn asked how long Owens has been serving on the Visioning 2045 Committee, what Owens enjoys most about the group, and what the group has accomplished.

Applicant Owens answered they have been part of the Visioning Committee for six months. Owens is taking classes and participating in the Committee at the same time and enjoys the perspective gained by doing them at the same time. Owens has enjoyed seeing how their input has already been used, for example in the Vision Statement.

Commissioner Cordell asked about Owens' experience with the Parks Master Plan and Comprehensive Plan Updates.

Director Fryer interjected that those items have not yet come before the Visioning Committee.

Applicant Owens added that they have read the City's Strategic Plan and much of the zoning code.

Chair Waffle asked about Owens' experience, as part of the Visioning Committee, in community engagement.

Applicant Owens answered they participated in one outreach initiative with the Visioning Committee and solicited feedback from the class they work with, and the teachers, at Free Orchards Elementary. Owens added that they have been working at Free Orchards for two years, and shared how important that community is to them.

Chair Waffle thanked Owens for their time and concluded the interview.

[Edgar Baker came forward to be interviewed]

Chair Waffle asked why Baker wants to serve on the Planning Commission.

Applicant Baker answered they are interested in local government. Baker shared their experience in local government, as an intern for Susan McClain. Baker expressed interest in being a more involved citizen.

Commissioner Hartrampf asked about Baker's vision for the City, referencing Orenco Station as an example mentioned in Baker's application.

Applicant Baker answered that they like Orenco Station. Baker acknowledged that Orenco is expensive and for Cornelius to be similar gentrification may occur. Baker discussed co-op housing, walkable cities, and public transit.

Commissioner Vaughn asked what Baker has gotten out of being part of the Visioning 2045 Committee, and what does Baker believe they've contributed.

Applicant Baker answered they have a better understanding of what is involved and the communication that occurs for groups to work together. Baker shared their ideas for the inclusion of faster broadband internet in Cornelius.

Chair Waffle asked if the Commissioners would like to recommend the appointment of Baker and Owens to the Planning Commission. There was no discussion; there was unanimous consent. Chair Waffle expressed to the applicants the Commission’s intentions to coach and mentor them and provide them with valuable experience.

D. NEW BUSINESS – None.

E. PUBLIC HEARING

A Type IV Legislative Amendment to the Cornelius Comprehensive Plan to amend Appendix O, Economic Opportunities Analysis and Strategic Action Plan adopted in 2017 via CPA-01-17, with a new Economic Opportunities Analysis while retaining the Strategic Action Plan. Compliant with Statewide Planning Goal 9, the Economic Opportunities Analysis is a 20-year forecast of population and job growth.

Public Hearing Notice: Type IV - Legislative Comprehensive Plan Amendment

Project Name: Economic Opportunities Analysis

Applicant: City of Cornelius Community Development Department

Site Address: No specific Property

Legal Description: No Specific Property

Zones: Highway Commercial, C-2; Core Commercial, CC; General Industrial, M-1; Light Industrial, LI; Gateway Mixed-Use, GMU; and Central Mixed-Use, CMU.

Applicable Criteria: Statewide Planning Goals (OAR 660-015-0000); Metro Urban Growth Management Functional Plan (Metro Code Section 3.09); Cornelius Comprehensive Plan Amendment Criteria found in Chapter 1; Cornelius Municipal Code Chapter 18.130 Comprehensive Plan, §18.130.020(E) Amendment Procedures.

Chair Waffle read the opening statement and procedure for the public hearing.

Chair Waffle opened the hearing at 7:29 pm.

Chair Waffle invited staff to present the staff report.

Director Fryer presented, and entered into the record, the staff report for Case File No. CPA-01-24, dated March 1st, 2024, and all corresponding Exhibits. Fryer explained the amendment meets all the criteria within the various applicable codes. City staff have not received any public comments. City staff recommends the Commission recommend to the Cornelius City Council the approval of Case File

01-24, that would amend the City's Comprehensive Plan by replacing the Economic Opportunities Analysis while retaining the Strategic Plan developed in 2019.

Chair Waffle invited the applicants to speak.

Brendan Buckley from Johnson Economics presented the Economic Opportunities Analysis (EOA), a component of the city's Comprehensive Plan. The EOA identifies employment land in the City (commercial and industrial) and compares it to the amount of employment land forecasted to be needed over the next 20 years. Buckley explained in great detail elements of the EOA, including the economic objectives, target industries, employment forecast, and the City's buildable land inventory. Buckley explained a key challenge of the City is the limited availability of large employment sites, with most parcels being under 10 acres, restricting the attraction of larger employers.

Director Fryer interjected to note that some Planning Commission approved projects still appear as vacant land on the land inventory map. According to the buildable land inventory methodology, land is counted as vacant until building permits are issued.

Buckley continued with the summary of the EOA. This summary included the findings of a 20-year land-need analysis based on a job growth forecast. Comparing the demand to the current buildable land supply, it was concluded that there is a significant shortfall, with the available inventory insufficient to meet the 20-year forecasted demand. Buckley outlined the analysis' recommended economic strategies, such as meeting employment land needs through prioritizing capital improvements, encouraging infill redevelopment, developing wet and brownfields, streamlining processes, and updating policies and codes. Buckley discussed revisions made after feedback received from Metro and DLCD., which were primarily more clarifications than changes. Buckley offered to answer any questions.

Chair Waffle asked the Commissioners if they have any questions for the applicant or staff.

Commissioner Cordell pointed out a discrepancy between the data on page 16 (of the April 15th draft) and what was shared in the presentation, regarding the buildable land inventory.

Buckley clarified that the data presented in the slides is the most current, and staff will make those changes to the EOA.

Commissioner Cordell thanked the applicants for including information about the requirements from DLCD.

Commissioner Hartrampf asked about the impact of online shopping, reducing the need for brick and mortar stores, and if that was taken into consideration on the projected increase of retail jobs included in the analysis.

Buckley responded that while retail growth is expected, it will be slower due to the rise of online shopping. Cornelius's location on a major highway supports some retail growth, but the focus is on diversifying the economy since retail already constitutes a large share of current jobs. Over the next 20 years, retail will grow, but not as rapidly as it might have in the past.

Chair Waffle thanked the consultants for their patience and collaboration with the Economic Development Commission and Planning Commission, appreciating their consideration of various

perspectives. He noted that the City Council would also be grateful. Waffle mentioned that North Plains recently had their Economic Opportunity Analysis acknowledged and that Hillsboro will have theirs reviewed next month, highlighting the importance of jobs and housing balance in the region.

Chair Waffle invited Steve Faust from 3J Consulting to speak.

Applicant Steve Faust had no further comments.

Chair Waffle invited members of the audience to speak in favor, opposed, or in general of the proposal. There were no comments.

Chair Waffle asked if staff had any further comments. There were none.

Chair Waffle closed the public Hearing at 8:03 pm.

Commissioner Hartrampf made a motion that the application for a Type IV Comprehensive Plan amendment CPA 01-24 for a new Economic Opportunities Analysis be recommended to the City Council for approval based on the facts, findings and conclusions presented in the staff report and public testimony and evidence in this hearing. Motion seconded by **Commissioner Vaughn**. Motion carried 4-0. Ayes: Commissioner Vaugh, Commissioner Cordell, Commissioner Hartrampf, Chair Waffle.

F. PRESENTATION – None

G. OLD BUSINESS – None.

H. ANNOUNCEMENTS – None

Directory Fryer announced on the upcoming Saturday, at Centro Cultural, the 2045 Community Vision will be unveiled at the Día de Los Niños (Children’s Day) event. Fryer announced the next Planning Commission meeting will be a Work Session, on May 28th. The meeting will be regarding proposed amendments to the City’s code. Discussion continued regarding the possible code changes and improvements to increase clarity and reduce ambiguity of those codes.

I. ADJOURNMENT

Chair Waffle adjourned the meeting at 8:09 pm.

Date Approved

Dave Waffle, Planning Commission Chair