



## **Planning Commission Meeting**

**Wednesday, April 23, 2025 at 6:00 pm**

### **NOTICE OF CITY PLANNING COMMISSION MEETING**

The King City Planning Commission of the City of King City will hold two public hearings at 6:00 PM on April 23rd, 2025, by hybrid (in-person & webinar) at the Council Chambers located at City Hall, 15300 SW 116th Ave, King City, Oregon 97224.

Commissioners and Staff will attend in person and/or call into the meeting via conference call.

The public may attend the meeting by coming to City Hall or joining the Zoom webinar. In accordance with House Bill 2560, this hybrid meeting enables people to join remotely or in-person to listen to the Council meeting and participate and remotely submit oral and written testimony.

### **ACCESS MEETING THROUGH ZOOM**

**Please click the link below to join the webinar:**

<https://us02web.zoom.us/j/84059657707?pwd=a5uEvTjTC7xXKBBbWhUP9Zb5PRNWUF.1>

**Webinar ID: 840 5965 7707**

**Passcode: 668820**

### **STREAMING MEDIA**

Live broadcast coverage of the King City Council Meetings can now be seen on TVCTV cable channel 30 and live-streaming on [King City YouTube page](#).

### **\*\*\*PLANNING SESSION\*\*\***

- 1. CALL TO ORDER**
- 2. ROLL CALL**
- 3. APPROVAL OF MINUTES**

**a. April 9th Planning Commission Minutes**

**Attachments:**

- **April 9th Planning Commission Minutes** (planning-commission-meeting\_minutes\_20

#### 4. PUBLIC HEARINGS TO CONSIDER

##### a. LU 2024\_03 Annexation

###### Attachments:

- **Kensington Square Annexation Application Narrative** (Kensington\_Square\_Annexation\_Application\_Narrative.pdf)
- **LU 2024-03 Annexation Staff Report - Final** (LU\_2024-03\_Annexation\_Staff\_Report\_-\_Final.pdf)
- **Exhibit 1 - Annexation Forms** (Exhibit\_1\_-\_Annexation\_Forms.pdf)
- **Exhibit 2 - Property Deeds** (Exhibit\_2\_-\_Property\_Deeds.pdf)
- **Exhibit 3 - Existing Conditions Plans** (Exhibit\_3\_-\_Existing\_Conditions\_Plans.pdf)
- **Exhibit 4 - Annexation Territory Legal Description and Map** (Exhibit\_4\_-\_Annexation\_Territory\_Legal\_Description\_and\_Map.pdf)
- **Exhibit 5 - Annexation Petition and Property Ownership Certifications** (Exhibit\_5\_-\_Annexation\_Petition\_and\_Property\_Ownership\_Certifications.pdf)
- **Exhibit 6 - Wetland Delineation Report and DSL Concurrence** (Exhibit\_6\_-\_Wetland\_Delineation\_Report\_and\_DSL\_Concurrence.pdf)
- **Exhibit 7 - Service Availability Letters** (Exhibit\_7\_-\_Service\_Availability\_Letters.pdf)
- **Exhibit 8 - Pre-Application Conference Summary** (Exhibit\_8\_-\_Pre-Application\_Conference\_Summary.pdf)
- **Exhibit 9 - Draft Annexation Agreement** (Exhibit\_9\_-\_Draft\_Annexation\_Agreement.pdf)

##### b. LU 2024-07 Development Plan and Subdivision

###### Attachments:

- **Kensington Square Subdivision-Development Plan Narrative** (Kensington\_Square\_Subdivision-Development\_Plan\_Narrative.pdf)
- **Staff Report** (LU\_2024-\_07\_Staff\_Report\_Revised\_Final.pdf)
- **Exhibit 1 - Application Form** (Exhibit\_1\_-\_Application\_Form.pdf)
- **Exhibit 2 - Property Deeds** (Exhibit\_2\_-\_Property\_Deeds.pdf)
- **Exhibit 3 - Pre-Application Conference Summary** (Exhibit\_3\_-\_Pre-Application\_Conference\_Summary.pdf)
- **Exhibit 4 - Preliminary Development Plans reds** (Exhibit\_4\_-\_Preliminary\_Development\_Plans\_reds.pdf)
- **Exhibit 5 - Preliminary Stormwater Report REDS** (Exhibit\_5\_-\_Preliminary\_Stormwater\_Report\_REDS.pdf)
- **Exhibit 6 - Wetland Delineation Report and DSL Concurrence** (Exhibit\_6\_-\_Wetland\_Delineation\_Report\_and\_DSL\_Concurrence.pdf)
- **Exhibit 7 - Service Availability Letters** (Exhibit\_7\_-\_Service\_Availability\_Letters.pdf)
- **Exhibit 8 - Community Meeting Documentation** (Exhibit\_8\_-\_Community\_Meeting\_Documentation.pdf)
- **Exhibit 9 - Arborist Report** (Exhibit\_9\_-\_Arborist\_Report.pdf)
- **Exhibit 10 - Transportation Impact Study** (Exhibit\_10\_-\_Transportation\_Impact\_Study.pdf)
- **Exhibit 11 - Draft Development Agreement** (Exhibit\_11\_-\_Draft\_Development\_Agreement.pdf)
- **Exhibit 12 - CWS\_ServiceProviderLetter20241209v1.0** (Exhibit\_12\_-\_CWS\_ServiceP

roviderLetter20241209v1.0.pdf)

- **Exhibit 13 - Comm Meeting Notes** (Exhibit\_13\_-\_Comm\_Meeting\_Notes.pdf)
- **Exhibit 14 - Street Tree Plan** (Exhibit\_14\_-\_Street\_Tree\_Plan.pdf)
- **Agency Comments - Kensington Square Subdivision - TVF&R Comments** (Kensington\_Square\_Subdivision\_-\_TVF\_R\_Comments.pdf)
- **Agency Comments - Kingston Square TIS Review Memo Signed** (Kingston\_Square\_TIS\_Review\_Memo\_Signed\_.pdf)
- **Agency Comments - WaCo Comments Final** (WaCo\_Comments\_Final.pdf)
- **Applicant Statements - 250408 Ltr Planning Commission re County Engineer with Exhibit Final** (250408\_Ltr\_Planning\_Commission\_re\_\_County\_Engineer\_with\_Exhibit\_Final.pdf)
- **Applicant Statements - Exhibit A - Memo from Applicant's Attorney** (Exhibit\_A\_-\_Memo\_from\_Applicant\_s\_Attorney\_.pdf)
- **Applicant Statements - Exhibit B - Revised Transportation Impact Study** (Exhibit\_B\_-\_Revised\_Transportation\_Impact\_Study.pdf)
- **Applicant Statements -Exhibit C - Memo from Civil Engineer** (Exhibit\_C\_-\_Memo\_from\_Civil\_Engineer.pdf)
- **Applicant Statements -Exhibit D -Revised Civil Engineering Plans** (Exhibit\_D\_-\_Revised\_Civil\_Engineering\_Plans.pdf)
- **Applicant Statements -Exhibit E - Revised Architectural Plans** (Exhibit\_E\_-\_Revised\_Architectural\_Plans.pdf)
- **Applicant Statements -Exhibit F - Revised Annexation Legal Description and Map** (Exhibit\_F\_-\_Revised\_Annexation\_Legal\_Description\_and\_Map.pdf)
- **Applicant Statements -Exhibit G - Memo from Applicant's Trans. Engineer Re County** (Exhibit\_G\_-\_Memo\_from\_Applicant\_s\_Trans\_Engineer\_Re\_County.pdf)
- **Applicant Statements -Exhibit H -Memo from Applicant's Geotechnical Re Seismic Risks** (Exhibit\_H\_-Memo\_from\_Applicant\_s\_Geotechnical\_Re\_Seismic\_Risks.pdf)
- **Applicant Statements -Exhibit I -Memo from Applicant's Attorney Re Conditions** (Exhibit\_I\_-Memo\_from\_Applicant\_s\_Attorney\_Re\_Conditions.pdf)
- **Applicant Statements -Exhibit J - Memo from Applicant's Attorney Re Karl Swanson Letter** (Exhibit\_J\_-\_Memo\_from\_Applicant\_s\_Attorney\_Re\_Karl\_Swanson\_Letter.pdf)
- **Applicant Statements -Exhibit K - Memo from Applicant's Attorney Re County Letter** (Exhibit\_K\_-\_Memo\_from\_Applicant\_s\_Attorney\_Re\_County\_Letter.pdf)
- **Opposition Comments for King City Planning Commission April 9, 2025 - Karl Swanson** (Comments\_for\_King\_City\_Planning\_Commission\_April\_9\_\_2025.pdf)
- **Opposition Kensington Square written Public comment - Susan Meredith** (Kensington\_Square\_written\_Public\_comment.pdf)
- **Opposition King City Planning Commission April 23 Karl Swanson** (King\_City\_Planning\_Commission\_April\_23.pdf)

## 5. 11:45 AM ADJOURN

### Accessibility

**Meeting Accessibility Services and Americans with Disabilities Act (ADA) Notice** The city is committed to providing equal access to public meetings. To request listening and mobility assistance services, contact the Office of the City Recorder at least 48 hours before the meeting by e-mail at [rsmith@ci.king-city.or.us](mailto:rsmith@ci.king-city.or.us) or by phone at 503-639-4082. To request Spanish language translation

services, e-mail [generalinformation@ci.king-city.or.us](mailto:generalinformation@ci.king-city.or.us) at least 48 hours before the meeting. Staff will do their best to respond in a timely manner and to accommodate requests. Most Planning Commission meetings are broadcast live on the city's YouTube channel and Comcast Channel 30 in city limits.

### **Reuniones de Servicios de Accesibilidad y Ley de Estadounidenses con Discapacidades**

**(ADA – sigla en inglés)** La ciudad de King City se compromete a brindar igualdad de acceso a las reuniones públicas. Para solicitar servicios de Asistencia auditiva y de movilidad, comuníquese con la oficina del Registrador de la Ciudad, al menos 48 horas antes de la reunión, por correo electrónico a [rsmith@ci.king-city.or.us](mailto:rsmith@ci.king-city.or.us) o por teléfono al (503) 639-4082. Para solicitar servicios de traducción al español, hacerlo a través del correo electrónico [generalinformation@ci.king-city.or.us](mailto:generalinformation@ci.king-city.or.us) al menos 48 horas antes de la reunión. El personal de la Ciudad hará todo lo posible para responder de manera oportuna y cumplir con sus solicitudes. La mayoría de las reuniones de la Comisión de Planeación de la Ciudad de King City se transmiten en vivo por el canal de YouTube de la Ciudad y por el canal 30 de Comcast dentro de los límites de la ciudad.

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Contact: Ronnie Smith, City Recorder ([rsmith@ci.king-city.or.us](mailto:rsmith@ci.king-city.or.us) 503-639-4082) | Agenda published on 04/17/2025 at 4:50 PM