

**CITY OF OREGON CITY
PLANNING COMMISSION HEARING**

December 13, 2010, 07:00 P.M.
City Commission Chambers - City Hall

1. CALL TO ORDER

Roll Call:

Chair Tim Powell
Commissioner Dan Lajoie
Commissioner Carter Stein
Commissioner Chris Groener
Commissioner Charles Kidwell

Staff Present:

Tony Konkol, Senior Planner
Christina Robertson Gardiner,
Associate Planner
Carrie Richter, Assistant City Attorney

Chair Powell called the meeting to order at 7 p.m.

2. PUBLIC COMMENT ON ITEMS NOT LISTED ON AGENDA

There was no public comment on items not listed on the agenda.

3. MAYOR-ELECT DOUG NEELEY

Mayor Elect Doug Neeley asked for the Commission's input for how the applications for the two open positions would be reviewed.

Chair Powell suggested the Planning Commission along with the Mayor would interview the candidates on January 3rd, the Planning Commission could give their recommendation on the 4th, and appointments made at the City Commission meeting January 5th.

4. ADOPTION OF PLANNING COMMISSION MINUTES

PC Minutes 10.25.2010

Motion by Commissioner Dan Lajoie, second by Commissioner Carter Stein to to adopt the minutes of the October 25, 2010 Planning Commission meeting as written.

A roll call was taken and the motion passed with Chair Tim Powell, Commissioner Dan Lajoie, Commissioner Carter Stein, Commissioner Charles Kidwell voting aye and Commissioner Chris Groener abstained. [4:0:1]

5. **PLANNING COMMISSION HEARING**

CU 07-05 and SP 07-13 (Quasi-Judicial Hearing)

Commission Report

Request for Continuance

Tony Konkol, Community Development Director, stated staff was recommending continuation of the hearing as the applicant needed to provide additional information.

Motion by Commissioner Chris Groener, second by Commissioner Carter Stein to to continue CU 10-03 and CP 10-03 to the meeting on January 24, 2011.

A roll call was taken and the motion passed with Chair Tim Powell, Commissioner Dan Lajoie, Commissioner Carter Stein, Commissioner Chris Groener, Commissioner Charles Kidwell voting aye. [5:0:0]

The applicant is requesting approval of Site Plan and Design Review and Variance application for a new wedding chapel / events center in the Mixed Use Downtown zone within the Geologic Hazard Overlay District and Natural Resource Overlay District (Planning Files: SP 10-09 / US 10-02 / VR 10-02 / WR 10-04).

Commission Report

Narrative

Site Plans - Full Set

Revised Parking Lot Narrative

Revised Parking Site Plan

Traffic Analysis Letter

Geotechnical Report

Geologic Hazard Code Responses

Outdoor Lighting Specifications

NROD Report

NROD Drawings Part 1

NROD Drawings Part 2

Review of Applicant's NROD Report - DEA

Public Works Operations Manager Comments

Replinger and Assoc. Review of Traffic Analysis Letter

McLoughlin Neighborhood Association Comments

Chair Powell read the hearing statement describing the hearing format and correct process for participation. He asked if there were any declarations of ex parte contact, conflict of interest, bias, or statements.

All of the Commissioners were familiar with the site. Chair Powell walked the site and knew the applicant well. He did not believe these facts would affect his decision.

Christina Robertson-Gardiner, Planner, presented the staff report. Staff recommended continuance of the hearing to allow time for staff and the applicant to work out the remaining details. She explained the elevations and site plan of the application for the construction of a new Abernethy Chapel multi-use event center. She entered a memo from Planner Pete Walter into the record as Exhibit 1.

Jessica Iselin of Iselin Architects, Oregon City, and Dan Fowler, resident of Oregon City, clarified that the location of the project was determined by its need and desire to work as a part of the existing Abernethy facilities. There was ample parking in the vicinity and would be shared among the various venues. This facility was sited on the most logical location that would work on the site.

Mr. Fowler said great care was taken in the design of the chapel to fit the neighborhood. It had been presented to the McLoughlin Neighborhood Association. He entered a letter into the record, Exhibit 2, from the clinic next door in support of the project.

Chair Powell asked about the visual impact of the chapel, especially with the loss of trees.

Mr. Fowler said over time as the trees grew in it would not stand out as much, and thought it would nestle in quite well. The replacement trees would be native trees.

Ms. Iselin said the trees they would be losing were primarily Cottonwood and some of the trees were already problematic. She explained how they tried to keep the chapel smaller scale uphill to fit with the smaller buildings and residential areas.

Chair Powell asked about the parking lot material.

Ms. Iselin stated there was no strong desire to make it pervious as they were working with an existing parking lot and would add on less than 50% of the overall size of the existing lot. They would handle the stormwater on site with vegetation.

There was no further public testimony.

Motion by Commissioner Chris Groener, second by Commissioner Carter Stein to to continue SP 10-09 / US 10-02 / VR 10-02 / WR 10-04 to the January 10, 2011 Planning Commission meeting.

A roll call was taken and the motion passed with Chair Tim Powell, Commissioner Dan Lajoie, Commissioner Carter Stein, Commissioner Chris Groener, Commissioner Charles Kidwell voting aye. [5:0:0]

CU 07-05 and SP 07-13 (Quasi-Judicial Hearing)

Commission Report

CU 10-04 SP 10-13 Staff Report

Vicinity Map

Applicant's Site Plan Submittal

Public Comments

National Register Nomination Ainsworth House

CU 90-10

Additional Public Comments- Chamber of Commerce- entered into record on 12.13.10

Chair Powell asked if there were any declarations of ex parte contact, conflict of interest, bias, or statements.

All of the Commission was familiar with the site.

Ms. Robertson-Gardiner presented the staff report. She explained the application for an addition to the reception hall of the Ainsworth House. Staff thought this was an appropriate request as it was designed to be compatible with the historic house, it had been through historic review approval, was compatible with the neighborhood, and would continue to use the 100 person limit placed on the facility previously. Neighbors and the Homeowners Association were in support of the application. She entered a letter from the Chamber of Commerce who were also in support as Exhibit 1. The Historic Review Board did not think the addition would adversely affect the historic Ainsworth House and would help it remain as a vibrant community event center. She discussed staff recommendations for the project.

Commissioner Kidwell suggested a change in the design to the storage shed to give it a more residential feel.

Kevin Yell, resident of Oregon City, and Keith Kudrna, resident of Fairview, were the applicants. They addressed the west elevation and storage shed. If windows were added, the storage items would be seen and it

could create a safety issue. If there was a rear elevation, it would be the west. There was a fence and plantings along the fence as well.

Chair Powell thought landscaping would address the issue on that elevation.

There was no further public testimony.

Chair Powell closed the public hearing.

Commissioner Carter Stein thought staff and the applicant had done a good job of balancing the residential needs of this development with the business needs of the reception area. He was in favor of the application.

Commissioner LaJoie said given the hedge and landscaping, the shed issue was not as drastic as he thought at first. He was also in favor.

Commissioner Groener thought it looked good and there was neighborhood support.

Commissioner Kidwell said the proposal was good and fit with the neighborhood. Windows on a storage shed was not appropriate, but there did need to be something to soften the facade, such as a trellis or arbor.

Chair Powell thought it was a good addition to the building. If it made the business better, he supported it. He did not think there would be traffic concerns.

Motion by Commissioner Charles Kidwell, second by Commissioner Chris Groener to to approve CU 10-04 Conditional Use & SP 10-13 Site Plan and Design Review as submitted with the conditions of approval and striking condition number 2.

A roll call was taken and the motion passed with Chair Tim Powell, Commissioner Dan Lajoie, Commissioner Carter Stein, Commissioner Chris Groener, Commissioner Charles Kidwell voting aye. [5:0:0]

6. DIRECTOR'S REPORT

Mr. Konkol reported on the Safeway project, Jughandle project, bridge closure, grant for pedestrian and bicycle improvements for 10th and Main, and Rivers project.

He thanked Chair Powell and Commissioner LaJoie for their work on the Planning Commission.

Commissioner LaJoie responded that it had been an honor to serve the City.

Chair Powell expressed his appreciation for the staff and how he had enjoyed serving on the Planning Commission.

7. ADJOURN

Chair Powell adjourned the meeting at 8:15 p.m.