



City of Oregon City

625 Center Street
Oregon City, OR 97045
503-657-0891

Meeting Minutes Planning Commission

Monday, December 8, 2014

7:00 PM

Commission Chambers

Revised

1. Call to Order

Chair Kidwell called the meeting to order at 7:00 PM.

Present: 7 - Paul Espe, Zachary Henkin, Damon Mabee, Denyse McGriff, Charles Kidwell, Tom Geil and Robert Mahoney

Staffers: 2 - Tony Konkol and Pete Walter

2. Public Hearing

2a. [PC 14-137](#)

Continuance of SP 14-16: Site Plan and Design Review, CD 14-01: Code Interpretation / Similar Use and US 14-05: Geologic Hazards Overlay District. The applicant submitted a request that the Planning Commission review their application to construct a new specialty retail structure for America's Tire within the Mixed Use Downtown District at 2002 Washington Street on January 12, 2015.

Chair Kidwell opened the public hearing.

Tony Konkol, Community Development Director, said the applicant was requesting a continuance to January 12, 2015.

There was no public testimony.

A motion was made by Commissioner Espe, seconded by Commissioner Henkin, to continue the hearing for SP 14-16: Site Plan and Design Review, CD 14-01: Code Interpretation / Similar Use, and US 14-05: Geologic Hazards Overlay District to January 12, 2015. The motion carried by the following vote:

Aye: 7 - Paul Espe, Zachary Henkin, Damon Mabee, Denyse McGriff, Charles Kidwell, Tom Geil and Robert Mahoney

3. Worksession

3a. [PC 14-138](#)

Worksession - Heritage Tree Ordinance

Pete Walter, Planner, said from June to October the Natural Resources Committee began drafting amendments to the current Heritage Tree Ordinance. Four trees and one grove had been designated so far. He brought this to the Planning Commission to get comments and concerns and then would take the document to the City Commission for adoption. The amendments provided more structure to the process in terms of timeliness and clarity. There was also more clarification on how the

owner or jurisdiction would consent to the designation. There was a requirement for an arborist report that looked at the condition of the tree which would be paid for by the applicant. He then explained the approval process, criteria for designation, and the definitions in the Code.

There was discussion regarding the process to remove the tree if it became diseased or damaged. The Commission wanted to compare the original ordinance to the changes made.

There was further discussion regarding how the ordinance worked for designation and tree protection and getting consent for nominations.

Staff would bring this back for Commission approval in January.

4. Communications

Mr. Konkol reported on the Willamette Falls Legacy Project including recent approvals and funding application with the Governor's office. Staff was prepared to release an RFP for the River Walk and was negotiating with PGE for an easement across the dam. There was a Memorandum of Understanding with all of the partners as well. The City would be responsible for operation and maintenance once the River Walk was constructed. Construction of the River Walk would be in spring/summer of 2016. A Friends group was also being initiated. He then discussed the upcoming application for America's Tire, Beaver Creek Road Concept Plan, and Sign Code.

Commissioner McGriff discussed removal of trees during new construction and how it was difficult to replace them.

5. Adjournment

Chair Kidwell adjourned the meeting at 8:15 PM.