



City of Oregon City

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

Meeting Minutes - Final Planning Commission

Monday, November 25, 2013

7:00 PM

Commission Chambers

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, Robert Mahoney, Charles Kidwell and Tom Geil

Staffers: 3 - Tony Konkol, Pete Walter and Carrie Richter

2. Approval of the Minutes

[13-648](#)

Approval of Planning Commission Minutes for April 22, May 13, June 24 and July 22, 2013.

Commissioner McGriff said for the April 22 minutes on page 7, she thought the conditions of approval should be included in the motion.

A motion was made by Commissioner McGriff, seconded by Commissioner Geil, to approve the minutes of the April 22 Planning Commission meeting as amended. The motion carried by the following vote:

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

A motion was made by Commissioner McGriff, seconded by Commissioner Mabee, to approve the minutes of the May 13 Planning Commission meeting as written. The motion carried by the following vote:

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

A motion was made by Commissioner Espe, seconded by Commissioner Geil, to approve the minutes of the June 24 Planning Commission meeting as written. The motion carried by the following vote:

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

A motion was made by Commissioner Henkin, seconded by Commissioner McGriff, to approve the minutes of the July 22 Planning Commission meeting as written. The motion carried by the following vote:

Aye: 6 - Paul Espe, Zachary Henkin, Denyse McGriff, Robert Mahoney, Charles Kidwell and Tom Geil

Abstain: 1 - Damon Mabee

3. Public Comment on Non-Agenda Items

There was no public comment on non-agenda items.

4. Public Hearing

[PC 13-080](#)

L 13-03: Adoption of South End Concept Plan - Comprehensive Plan Amendments

L 13-04: Associated Code Amendments for Adoption of the South End Concept Plan

Chair Kidwell opened the public hearing.

Commissioner McGriff stated she was a member of the South End Community Advisory Team.

Pete Walter, Planner, said staff recommended continuing the hearing to December 9, 2013. He introduced Steve Faust of Cogan Owens Cogan who led the public input process for the South End Concept Plan.

Mr. Faust discussed the vision and values of the Plan and community engagement meetings, public comments, and preferred concept. Mr. Walter recognized the members of the Community Advisory Team that were in attendance. Mr. Faust gave highlights of the Concept Plan diagram, key elements, implementation, and next steps. Mr. Walter explained Title 11 compliance. He would bring back the report for how the Plan met compliance to the December 9 meeting. He then described the policies, ordinances, and Zoning Code revisions needed for implementation of the Plan. He discussed the differences among a concept planning process and the processes of annexation, zoning, development review, and building construction.

The Planning Commission asked questions about how the Plan would work regarding densities, public parks, annexations, and how changes to the Plan could be made.

Mr. Walter listed the public hearing schedule and discussed his memo on what staff was currently working on including analyzing the Comprehensive Plan designations to ensure the Plan provided the needed amount of housing. This Plan showed a net residential density of 8 dwelling units per acre which met the State requirements, but did not fully comply with Metro Title 11. Justification for this density would be brought back on December 9. Staff was also going to review current annexation and zoning correlation charts and prepare an existing conditions report regarding soils in the area. The City Engineer and Public Works department had prepared comments. Staff would also review the parks funding and financing gaps, additional amendments to the water and sewer studies and plan updates, would prepare findings, and clean up the draft map for Dec. 9.

Mr. Konkol discussed the traffic impact study. He explained the intersections that were included in the study and the criteria that was used. He identified the intersections that were impacted and for the ones that failed there were proposed fixes to meet the standards. These were for the morning and afternoon peak hours and planning to the year 2035.

Bob La Salle was on the Community Advisory Team representing the Transportation Advisory Committee. He had been impressed by the open houses and the information offered to citizens. He thought it was a workable plan and that it should be adopted.

Mr. Konkol said the City received a letter dated November 25, 2013, from Robert

Webbing which was entered into the record as Exhibit 1.

Ginger Redlinger, Principal of John McLoughlin Elementary School, was impressed by the community input efforts and staff making everyone feel welcome and a part of the process. It was an informative and fair process and she thanked the Commission for the opportunity to participate.

Rachel Thompson was a member of the Community Advisory Team representing the County at large and resided in the South End area. She spoke on behalf of herself and Andrea Schmierbach. Ms. Schmierbach was on the Community Advisory Team representing the interests of local businesses and was a concept area resident. They thought there had been ample opportunity for the residents to participate in the process. The Plan met the requirements while representing the vision and values of the residents. She thought for the future the process should be better defined for where they were in the process early on and there was a need for more clearly expressing the voluntary aspect of annexation. She thought the Commission should adopt the Plan.

Paul Heimowitz lived in the concept plan area and was a member of the Community Advisory Team representing the County at large. The Concept Plan was the best compromise to the competing desires of the community. The City exceeded his expectations with its efforts to engage the community and balancing growth and Metro's requirements and honoring the values of those who moved to the South End area for a more rural landscape. He supported adoption of the Plan and challenged the Commission to take what was a patchwork of how to approach development and integration of the natural environment of the City to a more pervasive cohesive network.

Sheila Decker, resident of Oregon City, lived in the Canemah neighborhood. She was concerned about the state of the road between 2nd Avenue and the top of the bluff specifically between 5th Avenue and the top of the bluff. It had been failing for years as there were seven areas where the road bed was slumping. There had been a number of attempted fixes to the road and it was still slumping. It was a continual slow slide area and was a hazard. If it failed further due to increased traffic, it would cut off one of two exits from Canemah and would affect emergency service response time.

Eric and Holly McCarty, residents of South End, said when they moved to the area it was for the rural setting. They thought the Concept Plan would negatively affect their property and the natural area surrounding it. Wildlife often visited their property and they did not think parks needed to be added to the area. Being out of Oregon City kept their taxes low and they did not want to pay for connecting to the City sewer line. They did not support the Plan.

Mr. Konkol clarified how a failing septic on a lot in Clackamas County within 300 feet of an existing City sewer line worked.

Paul Edgar, resident of Oregon City and Land Use Chair of the Citizens Involvement Council, passed out a letter he sent to professors at Portland State regarding the traffic impact of the South End Concept Plan and a paper with estimates for intersections that would be affected. He believed the density levels were far too high for the available transportation capacity that served this area. Large buses would not be able to travel on South End Road. He thought the extra traffic during the peak hours would affect the intersections of South End and Warner Parrott, 2nd Street and High Street, and 2nd Street and Highway 99E. He did not think the intersections were correctable with the possible new 25,000 trips generated by new development.

It was beyond the capacity of the City's road network and would impact the whole City in a negative way.

Mr. Walter explained the peak hour and trip generation analysis that was done by DKS and Associates. Mr. Konkol discussed the improvements that were planned to address the level of service issues. Mr. Walter discussed potential Tri-Met service to South End. Mr. Konkol said the letter submitted by Mr. Edgar would be entered into the record as Exhibit 2 and the document with estimations for certain transportation routes would be Exhibit 3.

Zeb Yaklich was a member of the Community Advisory Team as County member at large. He got involved to plan for future families moving to the area and for seniors living in the area. He thought there was a lot of effort in getting information out and getting feedback from the community. He believed this was well thought out and interactive process. He recommended the Plan be adopted.

Tom O'Brien spoke on behalf of the Hazel Grove-Westling Farm Neighborhood Association. He read from a prepared letter. He complimented the consultants and staff for the community process. He spoke in regard to the lack of bus and para transit transportation in Oregon City. He thought the references to the para transit and trolley as transportation options should be taken out of the Plan. Also there were no sidewalks or dedicated bicycle paths on Salmonberry. He was also concerned about maintaining a rural appearance or feel when there was R6 housing proposed. He was confused as to how many new residential units there would be as the numbers he heard used were 2,500, 2,600, or almost 2,900.

Mr. O'Brien's letter was entered into the record as Exhibit 4.

Mr. Faust and Mr. Walter explained the number of mailings that went out, meetings that were held, and the community outreach that was done. The record was still open for written comments and the documents could be found on the South End Concept Plan website.

Robert Wendling lived in the Concept Plan area. He asked about the map on the website and the process for approval and annexation.

Mr. Konkol explained the Planning Commission made a recommendation to the City Commission who would then make the final decision. This was for adoption of the Plan to be implemented over the next 20 years and the Plan did not annex property or approve development.

Commissioner Mahoney was disappointed in Metro, Tri-Met, and South End residents who did not provide testimony.

Commissioner McGriff thought the Community Advisory Team had worked well together and while most of the people did not want change they took the time to participate. The City had done an excellent job in getting the word out.

A motion was made by Commissioner McGriff, seconded by Commissioner Mabee, to continue L 13-03, Adoption of the South End Concept Plan, to December 9, 2013. The motion carried by the following vote:

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

5. Communications

Mr. Konkol reported on the Willamette Falls Legacy Project. He announced a joint Planning Commission and City Commission Work Session on December 10 regarding the project, third interactive event on December 12, and preferred plan meeting in January. The refined plan and land use application would come before the Planning Commission in April.

Commissioner McGriff suggested a work session before the meeting in April.

There was discussion regarding the project and the City's role and possible sale of the property.

Commissioner Henkin gave an update on the Sign Code process. Mr. Konkol said the Community Advisory Team for the Sign Code would have another meeting in December and would forward recommendations to the Planning Commission.

6. Adjournment

Chair Kidwell adjourned the meeting at 9:25 PM.