

**CITY OF OREGON CITY
PLANNING COMMISSION HEARING**

October 25, 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 Charles Kidwell

Staff Present:

Tony Konkol, Senior Planner
Pete Walter, Associate Planner

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. PLANNING COMMISSION MINUTES

There were no draft minutes to review.

4. PLANNING COMMISSION HEARING

CP 10-01, DP 10-02, WR 10-03: Approval of a Master Development Plan, Detailed Development Plan and Natural Resource Overlay District Review for Redevelopment of the Hilltop Mall, including a new Grocery Store and Retail, Parking Lot and Associated Improvements (Continued from October 11, 2010).

Exhibit 1. Vicinity Map

Exhibit 2. Land Use Application and Narrative

Exhibit 3. Responses to Code Criteria

Exhibit 4. Overall Master Site Plan

Exhibit 4. Site Plans

Exhibit 4. Elevations

Exhibit 4. Tree Preservation Plan

Exhibit 4. Landscaping Plans

Exhibit 4. Lighting Photometric Plan

Exhibit 6. Transportation Impact Analysis Executive Summary.

Exhibit 7. Replinger Comments on TIA

Exhibit 8. Pre-App Conference Summary.

Exhibit 9a. Hillendale NA Comments

Exhibit 9b. Hillendale NA Support Letter

Exhibit 11. NROD Wetland Report

Exhibit 12. Wetland Supplement - Mitigation Report

Exhibit 13. DEA Comments on NROD Report

Exhibit 14. Materials

Exhibit 15. Lighting Specifications

Exhibit 16. Summary of Revisions Letter

Exhibit 17. Public Comments (12)

Exhibit 18. NROD Letter from ESA 10/20/10

Exhibit 19. Applicant's Powerpoint Presentation

Exhibit 20. Hammond-Williams Letter

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.

Commissioner Carter Stein was aware of the site, but had not seen the edible plants.

Commissioner Kidwell was aware of the site and had lived in the area for years. He was familiar with a couple individuals in the audience, but that would not have an influence on his decision.

Commissioner LaJoie was familiar with the site as well.

Chair Powell had served on committees with Mr. Danielson in the past, but it would not affect his decision.

Pete Walter, Associate Planner, said there would be no staff report and recommendation that night. Rather it would be a show and tell of the

application. The application consisted of a master development plan for phased development and a detailed development plan for the grocery store and the associated parking. The application also included retail pads and a natural resource overlay district review. It was approximately 21 acres of land with complex redevelopment. Because some revisions to the plan had not been reviewed by staff, neighborhood associations, and CIC, staff recommended continuance to November 8, 2010. He reviewed Exhibits 17-20. The 120 day deadline had been extended.

Jill Long, attorney with law firm Lane Powell in Portland, Oregon, was representing the Danielson family. She introduced the team who had worked on the project. She also recognized those in the audience who were in support of the project.

Mark Perniconi with CE John Co., developer on the project, gave a history of the site and explained the existing conditions of the site, what was proposed for Phase 1, the challenges to redevelopment of the site, and what had been done about the challenges. He then explained the proposed site plan including pedestrian and auto connectivity, the building footprint, elevations, Beaver Creek entrance, landscape plan, and plaza plan. Function and cohesiveness were the main goals. He thought the redevelopment would be a benefit to the neighborhood.

There was discussion regarding the phasing and existing properties that had leases that prevented redevelopment immediately and the vision for the development. The Commission could approve the master plan and all the other redevelopments would come before the Commission with a land use application as opportunity arose.

There was further discussion about pedestrian accessways and overflow truck parking area.

William Gifford of Oregon City was the Land Use Chair of the Hillendale Neighborhood Association. He said the Association submitted a letter regarding the orientation of the building towards the parking lot stating they had no objections to the way it was proposed. The Code preferred the building face Beaver Creek, but the way it was now was the best use for the parking lot. The Association also discussed the concern about creating a raceway and the need to slow traffic down. They also proposed the following regarding landscaping: to keep as many trees and shrubs as possible, to use as many trees and shrubs as must be removed on the existing site, what large trees must be removed and were not suitable for use elsewhere on the existing site should be investigated for suitability as shade trees for Carnegie Park, what large shade trees and shrubs were not suitable for Carnegie Park should be investigated for suitability in other existing City parks, and trees and shrubs that could not be moved immediately should be stored for later plantings. The Neighborhood was in favor of the design and were anxious to see the development go forward.

Damon Mabee, Chair of the McLoughlin Neighborhood Association, agreed that some of the trees on this site might be suitable for Carnegie Park. He explained which trees could be transplanted to Carnegie and a mitigation credit could be given to make it happen.

Lydia Bugatti of West Linn was owner of Bugatti's Restaurant. She liked

the redesign because it included all of the businesses. The orientation of the buildings and the pattern flow was well done.

Tony Konkol, Community Development Director, explained there would be two approvals, the master plan for the whole site with multiple phases and detailed development plan for Phase 1.

Chair Powell wanted staff to look at the feasibility of moving and replacing trees.

Commissioner Carter Stein wanted staff to look into using edible plants on the site.

Commissioner Kidwell wanted more detail regarding pedestrians entering to the south from Beavercreek and passing the loading area, overflow parking for trucking, and what was anticipated for the future pad across from the loading dock development.

Motion by Commissioner Charles Kidwell, second by Commissioner Dan Lajoie to to continue CP 10-01, DP 10-02, and WR 10-03 to the meeting of November 8, 2010.

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

6. ADJOURN

Chair Powell adjourned the meeting at 8:08 p.m.