



City of Oregon City

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Meeting Minutes - Draft

Planning Commission

Monday, September 28, 2015

7:00 PM

Commission Chambers

1. Call to Order

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

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

Staffers: 5 - Carrie Richter, Laura Terway, Pete Walter, Tony Konkol and John Lewis

2. Public Comments for Items Not on the Agenda

There were no public comments on non-agenda items.

3. Public Hearing

3a. Pavilion Park III Development Application: Zone Change file ZC 15-02 & Subdivision file TP 15-03

Chair Kidwell asked if the Commission had any ex parte contacts or visits to the site since the last hearing on this matter. There were none.

Laura Terway, Planner, gave an updated staff report. She summarized the proposal on McCord Road requesting a zoning change from R-10 to R-6 and subdivision of the property into 25 lots. At the last hearing, there was a lot of discussion regarding water mains on Leland Road. The applicant was allowed to submit written testimony. In that testimony there was discussion regarding Condition #8, discussing the extension of the water main in McCord Road, and Condition #10, discussing the extension of the water main in Leland Road. At the last meeting the City submitted a proportionality analysis and nexus finding. The Code required both water mains be extended to and through the frontage of the subject site. The extensions would benefit the subject site and were proportional. SDC credits were available through a separate process. The City met with the applicant since the last meeting and came up with an amended Condition #10. It would require the applicant to extend a 12 inch water main along Leland Road where it currently was through the property frontage. Staff did not think Condition #8 needed to be amended. Staff recommended approval of the application.

A motion was made by Commissioner Mabee, seconded by Commissioner Mahoney, to approve the Pavilion Park III Development Application: Zone Change file ZC 15-02 & Subdivision file TP 15-03 with conditions of approval including amended Condition #10. The motion passed by the following vote:

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

Nay: 1 - Denyse McGriff

4. Work Session

4a. Beaver Creek Road Concept Plan: Overview and Discussion of the Re-Adoption Process.

Pete Walter, Planner, gave a presentation on the Beaver Creek Road Concept Plan. He discussed the goals and boundary of the Plan which was adopted in 2007/2008.

Carrie Richter, City Attorney, explained the current status of the Concept Plan. She gave an overview of the LUBA appeal, LCDC appeal and remand, how the City Commission had remanded the Plan back to the Planning Commission, and how the record would be re-opened for the limited purpose of addressing the protection of the Title 4 lands, inserting the recently implemented Transportation System Plan and Public Utility plans, identifying transportation improvements, and addressing police and fire services.

Mr. Walter said staff would be bringing findings back along with updated cost numbers and estimates that showed how the plans applied to this specific area. There would also be findings for adequacy of police, fire, and school services. He then reviewed the Concept Plan zoning areas. He summarized the 2006/2007 process that led to adoption of the Plan. He then explained the open spaces and natural areas in the Plan, alignment of Meyers Road and other street connections that were adopted in the TSP in 2013, land use subdistricts in the Concept Plan, and next steps. Public hearings would be held for the Planning Commission in November and City Commission in December.

There was discussion regarding sustainability, timing of the development of residential and employment lands, expense of implementing the plan, and mixed land uses.

Commissioner McGriff would come in to the Planning Office and go over more of this information with staff.

Mr. Konkol said if the Planning Commission needed more time after the November public hearing, it could be continued and the City Commission hearing could be continued as well.

Chair Kidwell thought there was a good chance that it would be continued.

5. Community Development Director Update

There was no Community Development Director update.

6. Adjournment

Chair Kidwell adjourned the meeting at 8:40 PM.