

**CITY OF OREGON CITY
PLANNING COMMISSION HEARING**

September 26, 2011, 7:00 P.M.
City Commission Chambers - City Hall

1. CALL TO ORDER

Vice Chair Charles Kidwell called the meeting to order at 7 p.m.

Roll Call:

Commissioner Charles Kidwell
Commissioner Chris Groener
Commissioner Damon Mabee
Commissioner Denyse McGriff
Commissioner Zachary Henkin

Staff Present:

Tony Konkol, Senior Planner
Carrie Richter, Assistant City Attorney
Laura Terway, Planner

2. PUBLIC COMMENT ON ITEMS NOT LISTED ON AGENDA

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

3. ADOPTION OF PLANNING COMMISSION MINUTES

Adoption of Minutes for May 23, 2011 Planning Commission meeting.

[PC 5.23.2011 Minutes](#)

Motion by Commissioner Chris Groener, second by Commissioner Denyse McGriff to to approve the minutes of the May 23, 2011 Planning Commission meeting.

A roll call was taken and the motion passed with Commissioner Charles Kidwell, Commissioner Chris Groener, Commissioner Denyse McGriff, Commissioner Zachary Henkin voting aye and Commissioner Damon Mabee abstained. [4:0:1]

4. PUBLIC HEARING

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

[MD 11-01 MD 11-02 Staff Report](#)

Application

Carrie Richter, Assistant City Attorney, read the hearing statement describing the hearing format and correct process for participation. She asked if the Commission had any ex parte contact, conflict of interest, bias, or statements to declare.

Commissioner McGriff had visited the site several times.

Commissioner Henkin also visited the site.

Commissioner Groener visited the site and had grown up in the area.

Vice Chair Kidwell opened the public hearing.

Laura Terway, Planner, stated the two sites were located on South End Road and Lafayette Avenue and the area was primarily residential. She gave a history of the South End Fire Station and United Methodist Church. She explained the proposed future road configuration and modified access plan for the church. No development was proposed at this time. A traffic study was done, and the new alignment was found to be acceptable for safety and site distance. There would be no traffic impacts. She then explained the modification of the Fire Station conditional use and site plan. She gave the reasons for modification of the church partition, variance, and conditional use. She went over the Municipal Code and Conditional Use criteria. Staff recommended one condition of approval, prior to recording the partition plat for the church, the applicant shall record an agreement to ensure that the needed street connection was constructed when and if parcel 1 was developed as housing.

Tom Sisul, Consulting Engineer, was representing the United Methodist Church. He explained Parcel 2 was larger in this application than it was in the original to meet the Fire District's requirement for placement of the road. Regarding the parcel on the backside of the future extension of the road, it would still be one tax lot until the Fire District decided to partition it. He explained the extension of Josephine St. would be paid by the developer, the City or Fire District would not be responsible. The agreement between the Church and Fire District was entered into the record as Exhibit 1.

There was discussion regarding the alignment and sharp angles of Josephine.

Commissioner McGriff wanted to make it clear that the Planning Commission was not approving the idea of a plat or alignment of the future road.

Ed Kerchauffer?? representing the Fire District stated the Fire District proposed the change to the realignment of the road for the safety of the fire fighters and citizens. It had no impact on the Fire District operations at the site. The church was willing to allow the Fire District use of their parking lot for overflow parking and the Fire District was comfortable with the configuration.

There was no public testimony.

Vice Chair Kidwell closed the public hearing.

Motion by Commissioner Damon Mabee, second by Commissioner Denyse McGriff to approve MD 11-01, modification of approved planning files SP 00-26, CU 00-

05 to accommodate extension of Josephine Street, reduce parcel size by 7,731 sf and make modifications to landscaping, parking and access.

A roll call was taken and the motion passed with Commissioner Charles Kidwell, Commissioner Chris Groener, Commissioner Damon Mabee, Commissioner Denyse McGriff, Commissioner Zachary Henkin voting aye. [5:0:0]

Motion by Commissioner Denyse McGriff, second by Commissioner Zachary Henkin to to approve MD 11-02, modification of approved planning files CU 07-07, MP 07-11 and Conditions of Approval to adjust the proposed partition, increase the size of the church parcel by 4000 sf, and accommodate the future alignment of Josephine Street.

A roll call was taken and the motion passed with Commissioner Charles Kidwell, Commissioner Chris Groener, Commissioner Damon Mabee, Commissioner Denyse McGriff, Commissioner Zachary Henkin voting aye. [5:0:0]

5. 2011 - 2012 Planning Commission Goals and Objectives

Tony Konkol, Community Development Director, explained the changes made to the Goals and Objectives after input at the last Commission Work Session.

Motion by Commissioner Damon Mabee, second by Commissioner Denyse McGriff to to approve the 2011 - 2012 Planning Commission Goals and Objectives.

A roll call was taken and the motion passed with Commissioner Charles Kidwell, Commissioner Chris Groener, Commissioner Damon Mabee, Commissioner Denyse McGriff, Commissioner Zachary Henkin voting aye. [5:0:0]

Mr. Konkol stated that Chair Stein had resigned from the Planning Commission due to concerns regarding information staff provided concerning the Kent Ziegler annexation and the ballot title. Elections would be held at the next Commission meeting for the chair and vice chair.

There was discussion regarding Transportation Planning Rule compliance for the Ziegler annexation.

Mr. Konkol stated the ballot title was not relevant to the decision the Planning Commission made. The City Commission had adopted the ballot title and summary. This annexation would be placed on the May 2012 ballot.

A Work Session would be scheduled to discuss how to deal with these types of annexations in the future.

Mr. Konkol also updated the Commission on the Blue Heron Willamette Falls site and possible partnership with Metro.

Commissioner McGriff thanked staff for the tour of the property.

6. ADJOURN

Vice Chair Kidwell adjourned the meeting at 8:14 p.m.