City of Oregon City

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Meeting Minutes - Final
Planning Commission

Monday, September 23, 2013 **7:00 PM** **Commission Chambers**

1. Call to Order

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

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

Absent: 1 - Damon Mabee

Staffers: 2 - Tony Konkol and Christina Robertson-Gardiner

2. Public Comments

There were no public comments.

3. Presentation

PC 13-071 Willamette Falls Legacy Project Update

Christina Roberston-Gardiner, Planner, introduced Ken Pirie of Walker Macy and Kirstin Greene with Cogan Owens Cogan who would provide an update on the Willamette Falls Legacy Project.

Mr. Pirie discussed the master plan team and research of the site. The goal was a thorough understanding of the site's physical, economic, and community context which would form the basis for creating scenarios and a plan. He then explained the opportunities and constraints booklet. They were now in the process of preparing initial scenarios guided by the work which would be presented to the public on October 10. The scenarios would be refined into a set of master plan alternatives which would then blend into one preferred plan which would serve as the vision for the site and would directly influence the drafting of the land use plan and implementation strategy for rezoning.

Ms. Greene said from July to September more than 2,500 regional residents had been engaged to help construct the vision. She described the community discussions and events that had been held and key findings from that input. She announced the open house on October 10 and former Blue Heron employees event on October 24.

Tony Konkol, Community Development Director, said an offer was submitted on the property by Eclipse, however they had not reached an agreement with the trustee on closing on the property. Eclipse had asked for additional time. He explained the multiple layers of public engagement, makeup of the partnership group, and how staff was checking in through the process. He then discussed the two products to come out of the process, the Framework Master Plan and Comprehensive Plan amendment and zone change for the property. These were scheduled to be brought *to the Planning Commission in April.*

Commissioner McGriff suggested a joint work session with the City Commission to discuss the project.

Ms. Robertson-Gardiner explained the pros and cons to a legislative action vs. quasi judicial land use action. The Planning Commission would receive updates of the website as new information was added. The community had supported the big picture and she thought the City was going in the right direction.

Chair Kidwell said people had told him they did not want a big box retail store there and were concerned about losing Oregon City's voice in the process.

Commissioner Mahoney thought City Attorney Ed Sullivan should help guide them in this process.

Commissioner McGriff wanted to make sure PGE was included in the story of the site.

4. Public Hearing

13-550 Approval of Planning Commission Minutes for January 14, January 28, February 11, February 25, March 11, March 18, March 25, and April 8, 2013.

Commissioner McGriff had corrections to the minutes of January 14, March 18, and March 25. In general she questioned the motions that did not include specifics especially revised conditions.

Mr. Konkol said these were brief minutes and not verbatim.

Chair Kidwell thought the motions should note the motion was approved with the findings in the staff report and/or conditions of approval.

Commissioner McGriff said for the minutes of January 14, the minutes list her as present, but she was not listed in one of the votes. Staff explained Commissioner McGriff had arrived late to that meeting, which was why she was not listed in the vote.

Commissioner McGriff said Ms. Terway's name was misspelled in the March 25 minutes and that there were question marks after consultants' names.

A motion was made by Commissioner Espe, seconded by Commissioner Mahoney, to approve the minutes for January 14, January 28, February 11, February 25, March 11, March 18, March 25, and April 8, 2013, as corrected. The motion carried by the following vote:

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

5. Communications

Mr. Konkol reported on the South End Concept Plan status and Sign Code update.

Commissioner Henkin discussed the first meeting of the Sign Code Community Advisory Team.

6. Adjournment

Chair Kidwell adjourned the meeting at 8:22 PM.