

**CITY OF OREGON CITY
PLANNING COMMISSION HEARING**

September 10, 2012, 07:00 P.M.
City Commission Chambers - City Hall

1. Call To Order

Chair Kidwell called the meeting to order at 7:02 PM.

Roll Call:

Paul Espe
Zachary Henkin
Charles Kidwell
Damon Mabee
Denyse McGriff
Robert Mahoney

Staff Present:

Tony Konkol, Community Development Director
Pete Walter, Associate 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

a 12-099 Adoption of Planning Commission Minutes for February 27th, 2012, March 12th, 2012 and June 11th, 2012.

Draft PC Minutes 2.27.2012

Draft PC Minutes 3.12.2012

Draft PC Minutes 6.11.2012

Motion by Denyse McGriff, second by Paul Espe to to approve the minutes of the February 27, 2012, Planning Commission meeting.

A roll call was taken and the motion passed with Paul Espe, Zachary Henkin, Charles Kidwell, Damon Mabee, Denyse McGriff, Robert Mahoney voting aye. [6:0:0]

Motion by Damon Mabee, second by Denyse McGriff to to approve the minutes of the March 12, 2012, Planning Commission meeting.

A roll call was taken and the motion passed with Paul Espe, Zachary Henkin, Charles Kidwell, Denyse McGriff, Robert Mahoney voting aye and Damon Mabee abstained. [5:0:1]

Motion by Robert Mahoney, second by Zachary Henkin to to approve the minutes of the June 11, 2012, Planning Commission meeting.

A roll call was taken and the motion passed with Paul Espe, Zachary Henkin, Charles Kidwell, Denyse McGriff, Robert Mahoney voting aye and Damon Mabee abstained. [5:0:1]

4. Public Hearing

a PC 12-017 Request for Continuance of Public Hearing for VR 12-03, MD 12-01 (TP 90-05), and MD 12-02 (SP 9-11)

Staff Report

Request for continuance, Benchmade

Pete Walter, Associate Planner, explained the applicant requested the public hearing be continued to December 10, 2012, to allow time for a Traffic Engineer to evaluate the proposal. The applicant granted an extension of the 120 day deadline to January 26, 2013.

Chair Kidwell read the hearing statement describing the hearing format and correct process for participation. He asked if the Commission had any ex parte contact, conflict of interest, bias, or statements to declare. There was none. Commissioner McGriff was familiar with the site, Commissioner Henkin visited the site, Commissioner Espe had been by the site, and Chair Kidwell visited the site.

Chair Kidwell opened the public hearing.

Graham Peterson, resident of Oregon City, was representing Craig Danielson and the Danielson Hilltop Mall. They were neither for or against the application so long as it did not jeopardize a previous agreement with the City from August 28, 1991, which allowed the Center a future right of a third curb cut on Beavercreek.

Chair Kidwell closed the public hearing.

Motion by Denyse McGriff, second by Damon Mabee to to continue VR 12-03, MD 12-01, and MD 12-02 to December 10, 2012.

A roll call was taken and the motion passed with Paul Espe, Zachary Henkin, Charles Kidwell, Damon Mabee, Denyse McGriff, Robert Mahoney voting aye. [6:0:0]

Tony Konkol, Community Development Director, gave updates on the South End Concept Plan including upcoming meetings and website. He also reported on the Blue Heron site and Transportation System Plan update.

Chair Kidwell adjourned the meeting at 7:32 PM.

5. Worksession

Chair Kidwell called the Work Session to order at 7:46 PM.

a PC 12-018 Worksession to discuss concerns of the Barclay Hills Neighborhood Association

Staff Report

BCNA Zoning Concern Letter

Holmes Mountain View Cedar Ln R-2 Developer Memo

BCNA Traffic Email Correspondence

Catherine Pieslewicz, representing Barclay Hills Neighborhood Association, discussed the concern that the Barclay Hills neighborhood had more R2 zoning than any of the adjacent neighborhoods. She then discussed how possible

development would exacerbate the traffic and parking issues in the neighborhood and would affect the natural resources of Singer Park. Her immediate concern was traffic on the intersection of Molalla and Mountain View. She also discussed traffic on Pleasant Avenue and Holmes Lane as well as concern that future development may add additional traffic. Delivery vehicles were illegally blocking the roads and that posed problems as well.

Chair Kidwell encouraged her to get involved in the Transportation System Plan update for solutions to the intersection at Molalla and Mountain View.

Ms. Pieslewicz asked the Planning Commission to consider if the current R2 zoning along Mountain View and Cedar Lane made sense.

Mr. Konkol explained it would need to be a property owner initiated request for a change.

Commissioner McGriff thought some downzoning would be appropriate.

Code Enforcement would look into the delivery trucks issue.

6. Communications

7. Adjourn

Chair Kidwell adjourned the meeting at 8:54 PM.
