

**CITY OF OREGON CITY
PLANNING COMMISSION HEARING**

August 23, 2010, 7:00 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
Carrie Richter, Assistant City Attorney

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. ADOPTION OF MINUTES

June 28, 2010 Draft Minutes

PC Draft Minutes 6.28.2010

Motion by Commissioner Carter Stein, second by Commissioner Dan Lajoie to to approve the minutes of June 28, 2010 as written.

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]

4. PLANNING COMMISSION HEARING

**WR 10-02: Natural Resource Overlay District (Water Resource), US
10-01: Geologic Hazard and VR 10-01: Variance**

Commission Report

Staff Report and Recommended Conditions of Approval

Final NROD Report

NROD Code Responses

Map of Field-Delineated NROD Buffers

Summary of ACOE / DSL Joint Permit Mitigation

Preliminary Tree Removal and Mitigation Report

Flood Management Overlay District Report and Drawings

Variance Application for Retaining Wall - Narrative

Review of Applicant's Wetland and Water Resources Application - David Evans and Associates

DSL Wetland Delineation Concurrence Letter

Utility Line Memo and Figure

Pre-Application Conference Summary

Mailed Notice

300' Notice Area Map

Newspaper Notice

Metro Comments

SHPO Archeological Permit

Powerpoint Presentation

Revised Tree Mitigation Summary

Tree Removal Locations and Species

Revised Flood Management Overlay District Report

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 Stein said he used the traffic facilities every day and was familiar with the area. Chair Powell used the facilities as well.

Pete Walter, Associate Planner, added Exhibit 1 into the record which was a colored map of the adjacent zoning in the project vicinity. He also explained the updated material from the applicant. The Jughandle Project was a right-of-way transportation improvement project that consisted of widening the road and an addition of an underpass that would connect Washington Street to Clackamas River Drive. He discussed how the project would affect right-of-way in three overlay districts, the Flood Management Overlay District, Natural Resource Overlay District, and

Geologic Hazard Overlay District. He then explained the zoning of the adjacent properties. The Commission was not reviewing the project for compliance with any zone standards; all of the project would be in right-of-way that was already dedicated or in the process of being dedicated. This was a Type 3 review. He explained the adjustments to the Code criteria and mitigation standards requested by the applicant. David Evans and Associates, the City's on-call wetlands specialist, had found that the adjustment criteria had been met and the proposed mitigation ratio of one to one was sufficient. Staff concurred with the applicant's analysis of the NROD report. The applicant was also requesting a variance to the retaining wall standards in the Geologic Hazards Overlay Zone to remove the terracing requirement due to space constraints. Staff recommended approval with conditions for the variance to the Geologic Hazard Overlay District, the requested adjustment to the mitigation area ratio of the Natural Resources Overlay District standards, and the flood plain review and mitigation. He reviewed the recommended conditions of approval. The applicant did a detailed tree inventory and documented the species and caliper of the trees that would be removed. The utility line placement in the Natural Resource Overlay District was a separate standard that as long as the area was replanted to NROD standards it did not require NROD review. It was a condition of approval that it be included in the mitigation area.

Bob Goodrich, Assistant Project Manager for the Jughandle Project from OBEC Consulting Engineers, introduced the representatives of the project in attendance that night. Kristin Currens, Environmental Consultant with Mason Bruce and Girard, discussed the NROD methodology, NROD buffer impacts, NROD mitigation, and success criteria and goals.

Nancy Kraushaar, City Engineer and Public Works Director, said trees would be cut down in this project and there was a significant tree mitigation plan proposed for the project. She discussed the geologic hazard variance request. She showed diagrams of the retaining walls and discussed the dimensions and design. For Retaining Wall #1 they were requesting a 13 foot variance for the wall face. For Retaining Wall #2 they were requesting a 2 foot variance on the wall face and a 3 foot variance for the finish cut slope. She discussed examples of wall surface types and the concrete material that would be used for the project. She summarized the variance requests for Walls #1 and #2. Regarding the Metro site, Metro had no firm plans to move at this time.

Chair Powell suggested adding in and out articulation to the design to break up the monotony of the wall.

Hermanus Steyn, P.E., with Kittelson and Associates discussed the Holcomb underpass topography. Mr. Goodrich described the wall elevation cut and fill slope.

Chair Powell was concerned about speeding at Wall #1. Mr. Steyn explained studies done on transition zones and he thought it would encourage slower speeds rather than increase them.

Ms. Currens discussed the removal of stormwater ditches and replacement with new ditches. They were also proposing creation of a mitigation site for wildlife passage through the area.

Chair Powell opened the public hearing and asked for public comment. There was none.

Chair Powell closed the public hearing.

Commissioner Stein said this project had been needed for a long time and Public Works and their consultants did a good job. He was in agreement with the staff report and staff recommendations.

Commissioner LaJoie liked the idea of consolidating the mitigation area. He wanted to make sure the retaining walls had the detailing that was previously discussed. He was in favor of the application.

Commissioner Kidwell said his biggest concern was the appearance of the retaining walls and it would be advantageous to have articulation in the shape or texture of the walls. He was also in favor of the application.

Chair Powell said Ms. Kraushaar did a good job on this project and was confident she would be able to construct a wall that would be a good fit for everyone. He thought the mitigation plan made sense.

Motion by Commissioner Carter Stein, second by Commissioner Dan Lajoie to to approve WR 10-02, US 10-01, and VR 10-01 with conditions of approval as proposed by staff.

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]

Tony Konkol, Community Development Director, said there would be a special Planning Commission hearing on August 30. He discussed potential areas for expansion of the UGB. The Commission would discuss these areas at the next Commission Meeting on September 1. He reported on the Warner Milne project, Partlow realignment, education building for Atkinson Memorial Church, needed update for the Redsoils Master Plan, and announced the Code amendments were now in place.

6. ADJOURN

Chair Powell adjourned the meeting at 8:27 p.m.