



City of Oregon City

625 Center Street
Oregon City, OR 97045
503-657-0891

Meeting Minutes - Final Planning Commission

Monday, August 11, 2014

7:00 PM

Commission Chambers

1. Call to Order

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

Present: 5 - Paul Espe, Zachary Henkin, Damon Mabee, Denyse McGriff and Charles Kidwell

Absent: 2 - Tom Geil and Robert Mahoney

Staffers: 2 - Pete Walter and Tony Konkol

2. Public Comment on Non-Agenda Items

There were no public comments on non-agenda items.

3. Public Hearing

3a [PC 14-091](#)

Proposed 31-Bed Assisted Living / Memory Care facility located at 950 South End Road (Planning Files: CU 14-01: Conditional Use, SP 14-09: Site Plan and Design Review, VR 14-01: Variance and LL 14-05: Property Line Adjustment).

Chair Kidwell opened the public hearing. He read the quasi-judicial hearing script and asked if any Commissioner had an ex parte contact, conflict of interest, bias, or any other statement to declare including a visit to the site.

Commissioners McGriff, Mabee, and Espe had visited the site.

Pete Walter, Planner, presented the staff report. He explained the existing conditions on the site, zoning, graphic rendering of the front of site, elevations, revised plan showing stormwater and parking, site plan, tree removal plan, and approval criteria. The proposed use qualified as a Conditional Use in the R-10 single-family dwelling district. He discussed the considerations in the City Attorney's memorandum and proposed use and development. This was an application for a 31-bed assisted living facility on .91 acres. There would be seven onsite parking spaces and the two lots abutting Amanda Court would be consolidated. The traffic impact would be minimal. There was room for six additional on-street parking spaces. The applicant requested a variance to set back the building 31 feet from the front property line and place the vehicle drive-aisle at the front. He explained the mitigation proposed for the Conditional Use. Revisions to the application included the stormwater on-site storage tanks and addition of six parking spaces at the rear. He discussed the Comprehensive Plan goals and policies in relation to the application, required good neighbor agreement, examples of methods to analyze density, and proposed mitigations to the density. Staff recommended approval with conditions. He entered his PowerPoint presentation and 3-D rendering submitted by the applicant into the record.

The Commission wanted to add to the conditions to keep as many trees on the site as possible.

Jennifer Bragar, City Attorney, discussed her memo regarding the protections of the application under Federal housing laws and the need for applying the Code neutrally.

Petronella Donovan, applicant, explained what this memory care facility was and what it meant to her. She had another adult care facility nearby that had a waiting list. She wanted to remain in Oregon City and provide a facility that people could call home and that was clean and safe.

Edward Radulescu, architect for the project, said regarding the trees, there was a landscape plan that showed 53 trees that would go along the perimeter and throughout the site. There would be a minimum of one tree for every 30 feet along all four sides of the property and a six foot fence and landscape hedge. An arborist report had also been submitted which listed all of the trees recommended for removal. The trees on the west property line were not part of this application and would remain. There would be a six foot chain link fence put around the trees for protection. Regarding on site parking, the reason there was not more than 7 spaces was that was the maximum the Code allowed. They had not explored other options.

Commissioner McGriff said the Commission had not received the arborist report and she wanted to know what was removed and what was proposed. She also discussed the compatibility of the design with the adjacent residential area. The Commission had suggested a northwest traditional design.

Chair Kidwell asked if they could reduce the number of beds and still make it a viable facility. He thought the facility appeared bulky and that the building took up a huge portion of the site. He did not think the scale and architectural style was compatible with the neighborhood.

Commissioner Espe asked what the applicant did to mitigate the impacts such as buffering and separation between this site and the neighborhood.

Mr. Radulescu said on the west side there was an over 60 foot setback which would be part of a landscaper buffer. The 10 to 13 foot buffer to the north would have additional landscaping and a six foot site-obscuring fence. There were no living units or windows on the second floor overlooking a neighbor's property.

Commissioner McGriff suggested using northwest materials and style.

Ms. Donovan said her other facility had the same facade as this proposed facility.

Chair Kidwell said the massing was too large for the neighborhood. There was a way to do the massing that could make it not appear as large.

Commissioner Espe thought the buffer on the north end of the property should be increased. There should be multiple species of native trees that grew to a height that was a meaningful buffer rather than a fence and arborvitae.

Judy Kline, resident of Oregon City, lived across the street from the site. The proposed facility did not fit in with the neighborhood. Some trees were cut down that were not part of the property. Her main concern was the parking. She did not think it was adequate for staff and visitors. If they were going to widen Amanda Court and put parking on both sides, were they going to also put in sidewalks? She had two

large trees that would have to be removed if they did. If people could not find a place to park, they would park in front of her home. They had requested a speed bump and yellow striping on Amanda Court, but had been denied.

Commissioner McGriff said the sidewalk would go on the other side of the street.

Johnny Weigel, resident of Oregon City, lived across from Ms. Kline. He was concerned about the number of staff and the amount of parking that would be available.

Dave Roshak, resident of Oregon City, lived next door to Ms. Kline. He had concern about parking as well. He did not think there would be enough for visitors, especially on holidays. He did not think there would be enough for just staff. They needed more on-site parking.

Ms. Donovan said for parking, staff could use the nearby existing facility and walk around the corner to this facility. Another option was to talk to the church across the street to use their parking lot.

The Commission did not think parking at the existing facility was a viable option as it was too far away and it might make her out of compliance for parking at that facility.

Commissioner Mabee did not think it made sense for the Code maximum to be 7 parking spots for this kind of facility.

Ms. Donovan and Chad Vallely asked about the process to continue the hearing. Ms. Donovan wanted to comply, but it would be difficult to push it out 30 to 60 days. After more deliberation, Ms. Donovan asked for the hearing to be continued.

A motion was made by Commissioner Mabee, seconded by Commissioner McGriff, to continue proposed 31-bed assisted living / memory care facility located at 950 South End Road (Planning Files: CU 14-01: Conditional Use, SP 14-09: Site Plan and Design Review, VR 14-01: Variance and LL 14-05: Property Line Adjustment) to September 8, 2014. The motion carried by the following vote:

Aye: 5 - Paul Espe, Zachary Henkin, Damon Mabee, Denyse McGriff and Charles Kidwell

4. Communications

Tony Konkol, Community Development Director, announced Volunteer Appreciation Night would be held on August 14. The Willamette Falls Legacy Project land use application would be coming before the Planning Commission on September 8. A Memorandum of Understanding was drafted that identified the River Walk as the first public investment on the Blue Heron property and set roles and responsibilities for each government agency. Clackamas County had already approved the MOU and it would come before the City Commission on August 20.

5. Future Agenda Items

No future agenda items were suggested.

6. Adjournment

Chair Kidwell adjourned the meeting at 8:55 PM.

