

**CITY OF OREGON CITY
PLANNING COMMISSION HEARING**

July 9, 2012, 7:00 P.M.
City Commission Chambers - City Hall

1. CALL TO ORDER AND ROLL CALL

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

Roll Call:

Paul Espe
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. PLANNING COMMISSION HEARING

AN 12-03: Annexation of 11.93 acres at 19314 Beavercreek Road.

Commission Report

AN 12-03 Staff Report

1.a Application Form

b.b. Legal Description and Map

b.c. Consent Form

b.d. Certification of 100% Ownership of Land Area

b.e. Certification of Legal Description and Map

b.f. Certification of Registered Voters

- b.g. Notice List
- b.h. Boundary Change Information Sheets
- b.i. viii. Majority Worksheet
- 1.c. Narrative
- 1.d. Description of Site and Surrounding Area
- 1.e. Responses to Approval Criteria
- 1.f. Pre-Application Conference
- 1.g. Title Trio Report
- 1.h. Property Zoning report, Site Maps and Attachments
- 1.i. Caufield Neighborhood Meeting Summary
- 1.j Transportation Impact Study, dated June 25, 2012, Landcaster Engineering
- 1.k. TPR Memorandum, dated June 28, 2012, Landcaster Engineering
- 1.l. Other
- 2. Letter from Caufield N.A.
- 3. Replinger and Associates Review of Applicant's TIS and TPR Memo
- 4. ODOT Comments
- 5. Public Notices
- 6. Permit Receipt for Review Fees
- 7. UGMA
- 8. Metro Ordinance79-77

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.

Commissioner Mabee had driven past the site.

Chair Kidwell had driven past the site.

Commissioner Espe had driven past the site.

Commissioner McGriff knew the location.

Chair Kidwell opened the public hearing.

Pete Walter, Associate Planner, stated this was an application for 11.9 acres

on 19314 S Beaver Creek Road. He explained the application details. If brought into the City, the property would be designated Campus Industrial. No development was being proposed at this time. He showed maps of the site and discussed the criteria for approval. Staff recommended forwarding a recommendation of approval to the City Commission for their consideration at the August 1, 2012 City Commission meeting. The neighborhood association had not given any input on the application.

There was discussion regarding the Beaver Creek Concept Plan which was still in review by the State. Once that process was completed, the plan would be adopted. When there was a development application for this property, whatever was in place at that time would be what was applicable.

Mr. Walter explained how the Transportation Planning Rule had been amended to recognize properties that were consistent with the City's adopted Transportation System Plan and Comprehensive Plan designation and had not been changed were consistent with the Transportation Planning Rule. He thought the application was consistent with the new TPR compliance rules.

Mr. Konkol clarified this was a decision on the land use criteria and the City Commission would make the land use decision and decide to send it to the voters. The annexation requests were property owner driven and if they met the criteria, they were required to be sent to the voters.

Commissioner McGriff did not think that Beaver Creek Road was currently adequate.

Mr. Walter described the improvements that were planned for Beaver Creek Road. If this property was to be developed, a more detailed traffic study would be done.

Robert Price, consultant representing the applicant, said out of the 11.9 acres there was about 6 acres that could be developed. This annexation was requested because there was interest in the property which had been for sale for some time. Neighboring properties on both sides of Beaver Creek Road were already in the City. They agreed to the Campus Industrial zoning and everything that was in the staff report. Once the annexation was approved, the site would be able to be planned. The Beaver Creek Concept Plan had been included in the applicant's evaluations and analysis.

Chair Kidwell closed the public hearing.

Commissioner Mahoney stated applications like this helped keep the community growing in a healthy direction and once developed would offer employment for citizens.

Chair Kidwell said this closed the gap in the current City limits and created a contiguous area for industrial zoning along Beaver Creek Road. This was an annexation he could support.

Commissioner Espe said it was important to have these properties come in so they could participate in future construction of infrastructure.

Motion by Paul Espe, second by Robert Mahoney to recommend

approval of AN 12-03 to the City Commission at their August 1, 2012 meeting.

A roll call was taken and the motion passed with Paul Espe, Charles Kidwell, Damon Mabee, Robert Mahoney voting aye and Denyse McGriff abstained.
[4:0:1]

4. COMMUNITY DEVELOPMENT DIRECTOR UPDATE

Commissioner McGriff asked for an update on the request from the Barclay Hills Neighborhood Association and Ms. Kosinski's concern about the subdivision.

Mr. Konkol said the Neighborhood Association did not follow up with the Planning Department to provide more information. Commissioner McGriff would follow up with the Neighborhood Association.

Mr. Walter said regarding Ms. Kosinski's concern, the public hearing for the variance request was continued to the July 23 hearing and the applicant had prepared responses to her comments.

Mr. Konkol invited the Commission to a Volunteer Appreciation on August 9, a joint Work Session with the City Commission and Planning Commission was scheduled for August 14 to discuss the Transportation System Plan update, and he reported on the Blue Heron site investigations.

Mr. Walter gave an update on the South End Concept Plan.

Chair Kidwell asked about a survey regarding assessment of the goals for the plan. Mr. Konkol would look into it.

5. ADJOURN

Chair Kidwell adjourned the meeting at 8:04 p.m.

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
Laura Terway, Associate Planner
Christina Robertson Gardiner, Associate Planner
Jennifer Bragar, Assistant City Attorney
Carrie Richter, Assistant City Attorney