

**CITY OF OREGON CITY
PLANNING COMMISSION HEARING**

June 28, 2010, 07:00 P.M.
City Commission Chambers - City Hall

1. CALL TO ORDER

Roll Call:

Chair Tim Powell
Commissioner Dan Lajoie
Commissioner Carter Stein
Commissioner Chris Groener
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 14, 2010 Draft Minutes

June 14, 2010 Draft Minutes

Motion by Commissioner Carter Stein, second by Commissioner Dan Lajoie to to approve the June 14, 2010 Regular Meeting Minutes as submitted.

A roll call was taken and the motion passed with Commissioner Dan Lajoie, Commissioner Carter Stein, Commissioner Chris Groener, Commissioner Charles Kidwell voting aye and Chair Tim Powell abstained. [4:0:1]

4. PLANNING COMMISSION HEARING

CU 10-01 and SP 10-01: Conditional Use and Site Plan and Design Review Application for Atkinson Memorial Church Education Building.

Commission Report

CU 10-01 and SP 10-01 Revised Staff Report

Exhibit 35-Senior Center Parking Lot

Exhibit 36-Occupancy Load Table

Exhibit 37-Occupancy Load Calculation

Chair Powell said the public testimony portion of the hearing was closed and the Commission would discuss the issue and make a decision that night. He asked if there was any conflict of interest, statements, or items to declare. There were none.

Chair Powell watched the video of the last meeting and read the documentation and was prepared to discuss the issue and make a decision.

Pete Walter, Associate Planner, said staff recommended approval of the application. He explained the additional Exhibits 35-37. The staff report included revised findings for the design modification and staff thought it was appropriate for the new wing and there was also approval for the setback of the wing from the right-of-way. Regarding parking, staff prepared a table that summarized the parking analysis. There was no expansion or changes to the uses that were already occurring at the church and the parking requirements had been met. The applicant submitted a rebuttal letter and staff thought the clarifications were appropriate.

Commissioner Carter Stein did not support Condition of Approval 1 because the parking requirements were based on the square footage not the number of students.

Commissioner Groener supported the language suggested in the rebuttal letter for Condition of Approval 2 regarding adding non religious activities.

Commissioner Kidwell thought the use proposed was appropriate. Condition 2 would address the parking issue. Regarding the architectural style, he thought the building seemed to mimic the Ermatinger House which was an aberration in the neighborhood and should not have been used for the design. He thought it would be acceptable in other parts of the City, but in this location it missed the mark in terms of the architectural style that was dominant in this historic district.

Chair Powell lived in the neighborhood and said it was an eclectic mix. Overall the building fit in the neighborhood. The Historic Review Board and SHPO also approved the design.

Commissioner Carter Stein thought the applicant had been sensitive to the historic structure. The subject of architecture and place was subjective even among architects. The applicant made an honest attempt at providing an architecturally integral design and listened to the public input and made accommodations.

Commissioner LaJoie said the Historic Review Board had expertise and approved the application. This was a new addition and he wanted the

distinction between the historic and the new. He thought the design was compatible and materials appropriate.

Chair Powell was concerned about the parking as the Library moved temporarily to the Carnegie, however the church and library would have different hours. He thought it was a good plan and would enhance the neighborhood.

Commissioner LaJoie said regarding Condition 1, he thought they should limit the number of students due to parking issues and potential growth in the future.

There was discussion regarding whether or not to put an enrollment cap on the preschool.

Mr. Walter reviewed all of the Conditions of Approval, which ones had been removed, changed, or remained the same.

Chair Powell was concerned about the access on the alley and lack of visibility due to the fence and trees. Mr. Walter said it could be added to the Conditions of Approval that there was compliance with the clear view triangle requirements of OCMC 10.32.

The Commission agreed to add the conditions as stated by staff.

Motion by Commissioner Carter Stein, second by Commissioner Chris Groener to to approve CU 10-01 and SP 10-01, Conditional Use and Site Plan and Design Review Application for the Atkinson Memorial Church Education Building with the agreed upon revised Conditions of Approval.

A roll call was taken and the motion passed with Chair Tim Powell, Commissioner Dan Lajoie, Commissioner Carter Stein, Commissioner Chris Groener voting aye and Commissioner Charles Kidwell voting no. [4:1:0]

Tony Konkol, Community Development Director, gave an update on the Jughandle project, appeal of the Historic Review Board decision for the Atkinson Memorial Church, parking and circulation studies, Code update, the Cove project, Library move to the Carnegie, and housing authority of Clackamas County application.

6. ADJOURN

Chair Powell adjourned the meeting at 8:05 p.m.