

**CITY OF OREGON CITY
PLANNING COMMISSION HEARING**

June 25, 2012, 07:00 P.M.
City Commission Chambers - City Hall

1. CALL TO ORDER

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

Roll Call:

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

Adoption of January 9, 2012 Minutes.

Draft PC Minutes 01.09.2012

Motion by Denyse McGriff, second by Zachary Henkin to adopt the January 9, 2012 Planning Commission minutes.

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

4. PLANNING COMMISSION HEARING

TP 12-01 / VR 12-02: Request for Continuation to July 23, 2012.

Commission Report

Applicant's Request to Continue

Mike Robinson Continuance Request Letter

Chair Kidwell opened the public hearing. He asked if the Commission had any ex parte contact, conflict, bias, statement, or visit to the site to declare. There was none.

Pete Walter, Associate Planner, stated staff recommended public testimony be taken on the application and then continue the hearing to July 23, 2012. The continuance would allow staff additional time to review supplemental materials submitted by the applicant. The applicant would extend the 120 day deadline to October 15, 2012.

Mike Robinson, representing the applicant, was in attendance to answer any questions. He agreed with Mr. Walter's staff report.

Chair Kidwell asked for public testimony.

Christine Kosinski, resident of unincorporated Clackamas County, said there had not been a complete staff report, maps, or discussion regarding the traffic impact study. She assumed this would be done on July 23, which did not give citizens enough time to give informed testimony. She explained her concerns regarding street connections and how they would affect the residents in the Holly Lane and Redland areas. She discussed the Holly Lane petition in 2007 to protect the livability and safety of Holly Lane. She requested the application not be approved until the City met with the residents of Holly Lane to create a suitable plan for traffic flow.

Tony Konkol, Community Development Director, clarified staff had followed every requirement for public notification. The complete proposal was on the City's website and at the Community Development office. This was a subdivision within the City limits and the north/south connections were outside of the City limits.

There were no more public comments.

Commissioner McGriff wanted to make sure the City was doing what they could to notify people whether they were in the City or not about things that would affect them. She suggested looking into making an exception for the notice requirement for properties adjacent to the City limits to use a larger boundary.

Motion by Damon Mabee, second by Robert Mahoney to continue TP 12-01 / VR 12-02 to July 23, 2012.

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

5. WORK SESSION

Mr. Konkol reported on the South End Concept Plan, tour of the Blue Heron site, Transportation System Plan, retirement of David Wimmer, Finance Director, and announced Nancy Kraushaar, City Engineer and Public Works Director, was leaving to work for the City of Wilsonville.

Commissioner McGriff reported on the Willamette Falls meeting on June 20.

Chair Kidwell gave an update on the last TSP meeting.

Chair Kidwell adjourned the regular meeting at 7:29 p.m.

Joint Work Session with the Oregon City Natural Resources Committee regarding the Heritage Tree code.

12.08 Public and Street Trees

Chair Kidwell called the Work Session to order at 7:31 p.m.

Mr. Konkol explained one of the goals of the Planning Commission was to meet with other City committees to talk about what was being worked on in each committee and to discuss any issues.

The Natural Resources Committee and Planning Commission members introduced themselves.

The Natural Resources Committee had found that the Code needed to be rewritten regarding public and street trees.

Mr. Walter explained the Code that discussed the process for nomination of heritage trees and groves on public and private property. The City Commission had approved two heritage trees on private property. There was an application for a heritage grove that the Natural Resources Committee recommended approval that included Water Board Park and the Public Works Master Plan site. He reviewed the criteria for approval which needed to be better defined.

There was discussion regarding the ambiguity of the criteria for removal and replacement of trees and the intent of the Code.

The Natural Resources Committee reviewed their list of recommended changes including the definitions of "rare" and "grove."

Commissioner Mahoney suggested creating an inventory of potential heritage trees and groves in the City which could be done by volunteers. There was an established State list for rare species that could be included in the Code by reference and would help flesh out Criterion C. There was also a federal list that could be referenced.

Commissioner McGriff suggested amending Criterion B to add County and State heritage trees.

There was further discussion regarding using volunteers to do an inventory of trees in public right of ways, the need for complete applications, and lack of funding for processing the applications.

Chair Kidwell suggested getting back together with the Natural Resources Committee to discuss modifications that could be made to reduce the ambiguity and make it simpler to understand what constituted a heritage tree and put some teeth in the review process. There was further discussion regarding adding language that stated trees within the boundaries of a Charter Park were presumed to have heritage status.

The committees watched a movie of the Arbor Day celebration that was part of the requirements for Tree City USA.

6. ADJOURN

Chair Kidwell adjourned the meeting at 9:24 p.m.