



# City of Oregon City

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

## Meeting Minutes - Final Planning Commission

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Monday, June 24, 2013

7:00 PM

Commission Chambers

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### 1. Call to Order

*Chair Kidwell called the meeting to order at 7:00 P.M.*

**Present:** 6 - Paul Espe, Zachary Henkin, Damon Mabee, Robert Mahoney, Charles Kidwell and Tom Geil

**Absent:** 1 - Denyse McGriff

**Staffers:** 4 - Pete Walter, Carrie Richter, Tony Konkol and Kelly Moosbrugger

### 2. Public Comments

*There were no public comments.*

### 3. General Business

#### 3a. [13-436](#) Update to the Oregon City Street Tree List

*Pete Walter, Associate Planner, gave a presentation and update on the Oregon City Street Tree list. He explained how staff and the Natural Resources Committee have been working on updating the list. He discussed policy and sidewalk issues, replacement and permitting, public works standards, and referenced sources included in the process.*

*There was discussion about the street tree list, responsibility of homeowners to the sidewalk and replacement of trees located in the strip abutting the property owner, permit process, and varying species of trees.*

*Commissioner Espe asked if staff could specify male and female trees on the list.*

*Commissioner Mahoney asked if staff had considered the impact of pesticides used on trees.*

*Mr. Walter said the Natural Resources Committee has looked at the County's Pest Management Plan as a possible separate document the City could potentially use as a reference for safe use of herbicides.*

**A motion was made by Commissioner Espe, seconded by Commissioner Geil, to approve the Oregon City Street Tree List. The motion carried by the following vote:**

**Aye:** 6 - Paul Espe, Zachary Henkin, Damon Mabee, Robert Mahoney, Charles Kidwell and Tom Geil

### 4. Public Hearing

**4a. [PC 13-058](#)**

A request for a Zone Change and 10-lot Subdivision approval for a property located at 14270 Canyon Ridge Drive.

*Chair Kidwell explained this was a quasi judicial hearing and reviewed the process for the public hearing. He asked the Commission if there were any ex parte contacts to declare.*

*Commissioner Mabee and Commissioner Henkin said they had driven by the site.*

*Chair Kidwell said he lives near the site, but has not visited the site.*

*Commissioner Espe said he has been to the site.*

*Chair Kidwell asked the audience if there was any questions regarding disclosures. There was none.*

*Kelly Moosbrugger, Assistant Planner, gave a presentation and background about the property, discussed adjacent properties, approval criteria, zone change criteria, street improvements, and proposed lighting. Ms. Moosbrugger discussed the traffic analysis that was done by Group McKenzie and recommended approval with amendments to conditions number 7 and 10 to include the following:*

- 1. Applicant is required to submit final engineering plans to Clackamas County for their approval.*
- 2. Applicant shall construct a 5-foot planter strip and 5-foot sidewalk behind the curb on the south side of Canyon Ridge Drive along the frontage of the development.*
- 3. Applicant shall include street lights on Canyon Ridge Drive.*

*There was discussion about zoning, city limit line, Urban Growth Boundary, street/sidewalk improvements and street trees.*

*Tony Konkol, Community Development Director, discussed the comprehensive plan, the zoning map, and explained how staff determined R-6 and R-10 are compatible.*

*Chair Kidwell called the applicant to speak.*

*Ed Christensen, Welkin Engineering, representing the applicant, explained the site, zoning options, the proposed development, and storm water system, and he said the improvements on Canyon Ridge Drive are adequate for the County.*

*Commissioner Mahoney asked what consideration to residential compatibility was given to the property north of the site.*

*Mr. Christensen said while it is not compatible with the lots directly across from the site, it is compatible with the lots surrounding the proposed homes.*

*Chair Kidwell asked if there were any studies done for R-8 development.*

*Mr. Christensen explained R-8 is similar to R-10, but that the shape of the property made it difficult, so they felt R-6 was the most compatible.*

*Chair Kidwell opened the public hearing.*

*Leroy Dummer, resident of Oregon City and property owner adjacent to the subject site, explained a few years earlier there had been a request for R-6 on Canyon Ridge, and the Commission at the time decided to keep it at R-10. He asked the*

*Commission to keep these lots R-10.*

*Mr. Christensen explained this is a low density area and is compatible at R-6. He discussed the traffic study that was done on Canyon Ridge Drive and said they would be installing sidewalks.*

*Chair Kidwell closed the public hearing.*

*Chair Kidwell read an email from Commissioner McGriff who was absent from the meeting, stating she did not think the requested zone change is compatible with other lots in the neighborhood and, therefore, does not support R-6. She would like to see these lots kept at R-10 and would prefer fewer trees removed.*

*There was discussion regarding roadways along Canyon Ridge Drive, zoning, the Comprehensive Plan, public services, connectivity, and street alignment.*

*Mr. Konkol explained they did have the ability to require pedestrian access, but due to the short length and the rural reserve to the south of the property, they did not require it.*

**A motion was made by Commissioner Espe, seconded by Commissioner Henkin, to approve TP 13-02 and ZC 13-01, zone change and 10-lot subdivision for a property located at 14270 Canyon Ridge Drive, as amended.**

**Aye:** 5 - Paul Espe, Zachary Henkin, Damon Mabee, Robert Mahoney and Tom Geil

**Nay:** 1 - Charles Kidwell

## **5. Communications**

*Tony Konkol, Community Development Director, explained they are still working on the South End Concept Plan and Sign Code update. He updated the Commission on the Transportation System Plan and discussed the Walker Macy contract for the Willamette Falls Legacy Project, possible funding options, time frame and outreach.*

## **6. Adjournment**

*Chair Kidwell adjourned the meeting at 8:54 P.M.*