



City of Oregon City

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Meeting Minutes - Final

Planning Commission

Monday, June 22, 2015

7:00 PM

Commission Chambers

Work Session

1. Call to Order

Chair Kidwell called the meeting to order at 7:00 PM.

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

Absent: 1 - Denyse McGriff

Staffers: 1 - Tony Konkol

2. Food Cart Update

Tony Konkol, Community Development Director, discussed the 2015-2017 City Commission goals and Volunteer Appreciation Dinner on July 23. He then gave an update on the food cart issue. The City had been receiving interest from businesses to bring food carts in and concern from brick and mortar restaurants who had made the investments of SDCs and taxes about the impact of food carts. The existing policy was carts had to go through the same site and design review process as a stick built building, had to pay SDCs, and hook up to water and sewer. The way that policy had been adopted had come into question, and he proposed bringing forward a Code interpretation for the Planning Commission to consider adopting. The Code currently did not consider food carts, however they were allowed on the Blue Heron site and as part of outdoor markets and special events. If the Commission wanted to allow them, it would be dealt with at a future date with other Code changes.

The Commission was in agreement with staff's direction on this item.

3. Beaver Creek Road Concept Plan Update

Mr. Konkol said the Beaver Creek Concept Plan was adopted by the City Commission in 2008. It was appealed up through LUBA and remanded back to the City due to a discrepancy between the Concept Plan being adopted and the 2040 growth concept map adopted by Metro. When this was remanded back to the City, the City Commission directed staff to begin the process to re-adopt the Concept Plan limiting the criteria to the findings supporting the infrastructure. It would come to the Planning Commission for public hearing in the fall/winter. The Concept Plan looked at creating a complete community on Beaver Creek Road.

There was discussion regarding what was included in the Plan and future development.

4. Willamette Falls Legacy Project Update

Mr. Konkol gave an update on the Willamette Falls Legacy Project. The vision document had been adopted and the City met the requirements of the State for an appropriation of \$5 million for this project which was matched by Metro for another \$5 million. The property owner donated a 120 foot wide easement along the Wilamette River as well as 20% of the long term operation and maintenance of the facility once it was constructed and up to \$900,000 towards the design and engineering of the River Walk. The first phase could begin construction in 2017. They also negotiated terms to buy the lease on the PGE dam. The bid had been awarded for the design and engineering of the River Walk and the scope of work was being negotiated. He reviewed the organizational chart for the whole site, funding for projects, and fact sheet of accomplishments and next steps.

There was discussion regarding the importance of strong partnerships and appropriately sizing and placing infrastructure.

5. The Process of Preparing an Application for Planning Commission Review

Mr. Konkol appreciated the suggestions that had been submitted from the Planning Commission regarding preparing applications for the Commission's review.

Chair Kidwell said it was telling when the documents were large that the applicant was not meeting the approval criteria. He encouraged the Planning Department to challenge applicants to adjust their plans to meet the criteria rather than trying to get around it.

Mr. Konkol said more scrutiny was being put in for the completeness review and he explained the process. On each condition staff identified which department was responsible for that condition and created check lists to make sure those things were done.

There was discussion regarding variances and meeting approval criteria, whether or not to separate development issues and master plan issues, keeping testimony to the time limits and keeping questions relative to the criteria, how design review should not be subjective, and need for a comprehensive tree policy for the City.

Mr. Konkol said staff would give the due time to the more complex applications, break them up, and find an easier way to group the conditions to make them easier to read.

6. Adjournment

Chair Kidwell adjourned the meeting at 8:40 PM.