



City of Oregon City

625 Center Street
Oregon City, OR 97045
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Meeting Minutes - Final Planning Commission

Monday, May 13, 2013

7:00 PM

Commission Chambers

1. Call To Order

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

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

Absent: 1 - Paul Espe

Staffers: 3 - Pete Walter, Tony Konkol and John Lewis

2. Public Comments

Joseph Johnson, Oregon City resident, asked for more clarification about the Transportation System Plan, Phase IV, section FF26. He was concerned about removing the on-street parking on Prospect Street. He would like a reasonable guess as to when Phase IV might actually take place and who will pay for these improvements.

Commissioner Mabee mentioned that there is no guess as to when Phase IV might take place, but that the Transportation System Plan is development driven. Once development takes place in this area, the property owner might be required to upgrade the sidewalk or make improvements. If the current owner decides to do an addition that increases the home by a certain square footage, then they might be required to do the upgrades or improvements at that time. There are SDC fees that the City could decide to use to improve Prospect Street if the need is there and it becomes a priority. Then the last option is the neighbors could get together to form a Local Improvement District, increasing their taxes to improve the road and sidewalks.

3. Work Session

3a. 13-311 Presentation on the Clackamas County Transportation System Plan

John Lewis, Public Works Director, introduced Karen Buehrig, Clackamas County Transportation Planning Supervisor, who gave an overview of the Clackamas County Transportation System Plan and answered questions about the overlap of Clackamas County's plan and Oregon City's plan.

3b. 13-312 Presentation on the Geologic Hazards Overlay District

Pete Walter, Planner, presented on the Oregon City Municipal Code 17.44: Geologic Hazards Overlay District, explaining how natural hazard planning started with the Statewide Planning Goal 7. This goal defines what natural hazards are and requires local governments to adopt plans reducing risks to people and properties from natural hazards. The goal is implemented at the local level through the City's Comprehensive Plan, Zoning Code, and our Overlay District Code.

Mr. Walter mentioned he is to provide background information and sources of information and geological information that is specifically referenced in the City Code and on the Geological Hazard Overlay District map. These sources, many of which are provided by PSU and by the Department of Geologic and Minerals industries, are specifically referenced in the Code, and there is a requirement for any applicant who proposes development in the Geologic Hazard Overlay District to reference these sources of information when they are putting together a development proposal. In the presentation, Mr. Walter also went over what kind of review happens with concept plans. He wrapped up the presentation discussion with how the Transportation System Plan would tie into the Geologic Hazard Overlay. He pointed out that a lot of transportation improvements are developer driven, so if a new road is being constructed by a developer to access the development, that road will be subject to the same kind of review.

Commissioner McGriff left the meeting towards the beginning of this presentation.

3c. PC 13-045

Ancillary Uses Discussion

Tony Konkol, Community Development Director, presented options to amend the code or set policy on how to read the current code. This includes definitions for allowing other uses not covered by the current code related to manufacturing and retail in one building in the downtown area. Mr. Konkol stated the code has provisions for permitted uses, conditional uses, prohibited uses, and then there are uses that are missed. They are not identified in any of the current categories. He gave the example of a brewery that comes to downtown and has the restaurant/retail/bar portion which is permitted, and then the brewery decides to start manufacturing beer on site. This activity is not allowed, it's not conditional, it's not prohibited, it's silent. How much retail does the brewery have to do to be considered permitted?

Commissioner Mahoney asked if the code or the planning process gives the Planning Commission the authority to make the decision or distinctions if this would be manufacturing or if it would fit in a mixed use downtown.

Mr. Konkol replied this could be done by amending the code or setting a policy on how to interpret the code.

Commissioner Mahoney asked who would be the one interpreting the code? Mr. Konkol stated that would be written into the policy.

Mr. Konkol specified that more clarification of the code is needed regarding thresholds of when something becomes a permitted use versus prohibited. A question was raised as to how other cities are managing these types of things. Pete Walter, Planner, responded that some cities have this and some have a form-based code, which he is not necessarily advocating for at this point. Mr. Walter asked if there were uses that are potentially being displacing through this policy, that could possibly be seen downtown.

Commissioner Mahoney asked if staff could give the Commission the standards with more time to research. Mr. Konkol handed out a draft policy on ancillary related uses, read the document, and explained that this could be an option.

Chair Kidwell took a break in the middle of the discussion, but returned before the discussion was finished.

There was consensus that the Commission would like staff to do more research and bring this back for further discussion.

4. Community Development Director Communications

Tony Konkol, Community Development Director, reported that out of the 15 applicants, Walker Macy was the recommended consulting firm for the Blue Heron site. He reported there had been a small increase in development projects.

Pete Walter, Planner, gave an update on the South End Concept Plan. An open house was held on April 18, 2013 where he presented three alternative concepts and received feedback. The consultants are working on a concept based on the feedback, which will be presented to the public on June 1, 2013 at McLoughlin Elementary School at 1PM. A final presentation will be given when the preferred alternative or concept is completed. Mr. Walter indicated there are design and implementation challenges as the team moves from planning to preferred alternatives, then on to implementation.

A question was raised about how much feedback came from a web survey. Mr. Walter replied that there were about 50 comments this time and about 250 comments during the first round.

Commissioner Mabee complimented the Oregon City School District for its support by allowing the use of the schools.

5. Adjournment

The meeting was adjourned at 9:40 p.m.