

**CITY OF OREGON CITY
PLANNING COMMISSION HEARING**

May 10, 2010, 7:00 P.M.
City Commission Chambers - City Hall

1. CALL TO ORDER

Roll Call:

Commissioner Carter Stein
Commissioner Chris Groener
Commissioner Charles Kidwell

Staff Present:

Tony Konkol, Senior Planner
Laura Butler, Assistant Planner
Carrie Richter, Assistant City Attorney

Commissioner Carter Stein called the meeting to order at 7 p.m.

2. PUBLIC COMMENT ON ITEMS NOT LISTED ON AGENDA

There were no public comments on items not listed on the agenda.

3. ADOPTION OF PLANNING COMMISSION MINUTES

March 22, 2010 Draft Minutes

This item was held over to the next Planning Commission meeting as there was not a quorum present to approve the minutes.

4. PLANNING COMMISSION HEARING

CU 07-05 and SP 07-13 (Quasi-Judicial Hearing)

CU 10-02 Commission Report

CU 10-02 Staff Report

Carrie Richter, Assistant City Attorney, read the hearing statement describing the hearing format and correct process for participation. She asked if there were any declarations of ex parte contact, conflict of interest, bias, or statements.

Commissioner Carter Stein said he and Jackie Hammond Williams were in the Park Place Neighborhood Association and in the Association's newsletter there was a flyer for the Farmers Market. He also had attended the Farmers Market. He volunteered for Main Street Oregon City and witnessed conversations about the Farmers Market. He thought he was able to make a decision without bias or conflict of interest.

Commissioner Groener had been to the Farmers Market, but had no bias.

Laura Butler, Assistant Planner, said this was a Conditional Use application for the Oregon City Farmers Market to add an additional Farmers Market in downtown Oregon City that would operate on Wednesdays from 3 to 7 p.m. between the months of May and October. She explained the location and parking. The street would need to be closed from 1 to 8 p.m. The site was in the Mixed Use Downtown zoning designation which permitted farmers markets after 6 p.m. and on weekends. Since this was a proposal for 3 to 7 p.m., a Conditional Use was required. The Conditional Use criteria had to do with compatibility and assuring compliance with the Comprehensive Plan. Staff thought it was compatible because it was retail sales and they were not constructing permanent facilities. It met the Comprehensive Plan criteria because it was bringing activities, services, and economic opportunity to downtown. Staff recommended approval with the following conditions: the applicant would obtain a lease agreement for the parking lots, obtain right-of-way permits, receive approval for all signage, and construct the development as proposed. She entered two items into the record from the applicant. Exhibit A was a memorandum identifying the specific types of vendors and Exhibit B was a memorandum regarding the use of the two parking lots for the staging area and customer parking.

Commissioner Groener had concerns about giving up the 23 parking spots and the increased traffic the Farmers Market might produce.

Ms. Butler referenced the letter from John Replinger, the City's transportation engineer whom thought there would not be a big impact on traffic.

Commissioner Groener suggested adding a condition that the employees of the market not park in the vicinity. Ms. Butler said they could add a condition saying all employees must park on the gravel parking lot on 12th and Main. The applicant was working with Main Street Oregon City to let businesses in the area know about the issues and minimize the impacts. Also, that it would be difficult to remove a Conditional Use Permit without a sunset clause.

Commissioner Kidwell was also concerned about the parking and traffic patterns.

Jackie Hammond Williams, applicant on behalf of the Farmers Market, said Code Enforcement thought the street should be closed from noon to 8 p.m.

Commissioner Groener was not inclined to close the streets at noon during the lunch hour. He would like to hear back from the businesses regarding the street closure. Tony Konkol, Community Development Director, said because the direction was from Code Enforcement, he suggested to try it and see if they received any comments.

Ms. Hammond Williams said she was working to have a carpooling, walking, and biking program and a park and ride at the End of the Oregon Trail. The Mayor was also trying to find resources to keep the elevator open later at night.

Commissioner Carter Stein opened the public hearing and asked for public comment.

Don Slack of Oregon City was the president of Main Street Oregon City and the Main Street Board provided their support for the Farmers Market downtown. Most of the businesses had great anticipation for the market coming as it brought people downtown.

Denyse McGriff of Oregon City was representing the McLoughlin Neighborhood Association. The Neighborhood Association reviewed this application and were in support. It met the criteria for a Conditional Use Permit and the conditions were reasonable. She recommended adding a condition for a yearly review. She gave the Commission a letter of support which was entered into the record as Exhibit C.

Ms. Hammond Williams said the parking was not ideal, but the overall positive affect on the community was immeasurable.

Commissioner Carter Stein closed the public hearing.

Commissioner Groener proposed two new conditions of approval. Condition 5 was the applicant would receive administrative review of conditional use CU 10-02 prior to May 2011. Condition 6 was all market and employees of vendors shall park in the staging area at 12th and Main Street if possible.

Motion by Commissioner Chris Groener, second by Commissioner Charles Kidwell to to approve CU 10-02 as amended with the addition of two conditions of approval.

A roll call was taken and the motion passed with Commissioner Carter Stein, Commissioner Chris Groener, Commissioner Charles Kidwell voting aye. [3:0:0]

5. COMMUNITY DEVELOPMENT DIRECTOR UPDATE

Mr. Konkol updated the Commission on upcoming hearings. He said the Carnegie would be the temporary location for the Library and discussed the process for Eastham School for the new Library location. He also gave an update on the South Fork Water Board master plan for their facility, Thayer Road subdivision application, Jughandle redesign, six month Code amendments, and Community Development Department budget.

6. ADJOURN

Commissioner Carter Stein adjourned the meeting at 8:02 p.m.