



City of Oregon City

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Meeting Minutes Planning Commission

Monday, March 25, 2013

7:00 PM

Commission Chambers

1. Call To Order

Chair Kidwell called the meeting to order at 7:04 PM.

Present: 5 - Zachary Henkin, Denyse McGriff, Robert Mahoney, Charles Kidwell and Tom Geil

Absent: 2 - Paul Espe and Damon Mabee

Staffers: 4 - Tony Konkol, John Lewis, Christina Robertson-Gardiner and Laura Terway

2. Public Comments

There were no public comments.

3. Public Hearing

[PC 13-021](#)

L 13-01: Transportation System Plan (TSP)

L 13-02: Associated Amendments to the Oregon City Municipal Code

Chair Kidwell opened the public hearing.

John Lewis, Public Works Director, introduced the topic for discussion and said the questions raised about the TSP earlier would be addressed that night.

Christina Robertson-Gardiner and Laura Terway, Planners, presented the staff report. They discussed what a Transportation System Plan was, criteria for the TSP, how the TSP update was different from the existing TSP, next steps, and recommendation to continue the hearing to April 8. The titles of the chart had been changed to Likely To Be Funded and Not Likely To Be Funded and the Code amendments had been updated. Items that had been changed were in red.

Carl Springer, DKS and Associates, discussed the TSP update process, vision, investments, funding, the Plan, and Code changes.

There was discussion regarding the Likely and Not Likely to be Funded projects, land use forecasts used for the TSP, and stakeholder meeting process.

Mr. Lewis stated the Transportation Advisory Committee reviewed and approved the draft TSP.

Christine Kosinski's written documents were entered into the record. Ms Kosinski, resident of unincorporated Clackamas County, said those representing Neighborhood Associations had five minutes to speak and those living on Holly Lane were not represented by a Neighborhood Association. She could speak for the hamlet of Beavercreek, but the hamlet was not recognized either.

Tony Konkol, Community Development Director, stated it was up to the Commission's discretion as to how they would like to afford the time.

The consensus of the Planning Commission was to allow Ms. Kosinski five minutes to speak.

Ms. Kosinski provided the preliminary geotechnical evaluation for the Park Place Concept Plan which included extending Holly Lane to Holcomb Boulevard and building the Swan Road extension. There were high slopes and flooding in this area as well as land slides occurring on the slopes. Holly Lane had steep grades with narrow shoulders and steep slopes and land slides were near where Holly Lane was proposed to be extended to Livesay. The GRI report recommended the City require a geotechnical evaluation as part of any future development in areas with slopes of 15% or steeper. She questioned why only steep slopes of 25% or greater were regulated in the Oregon City Municipal Code. She asked that the City undertake a full and complete geologic and geotechnical evaluation of the entire study area including all areas for roadways even if they were outside of the study area and to include Thayer Road before any approvals were made. She questioned the safety of the Swan Road extension over the river and landslides.

Tom O'Brien, representing the Hazel Grove-Westling Farm Neighborhood Association, discussed the overview map of the neighborhood. In his neighborhood about 85% to 90% had paid System Development Charges. A street extension on Westwood Drive from the south was shown on the Natural Resources Overlay District as a park. He asked for clarification whether it was going to be a City park when another map showed a street was going to be put there. He did not think the TSP was ready for approval. The neighborhood had paid Park SDCs and there was no park in the neighborhood.

Mr. Lewis agreed the street extension needed to be removed.

Mr. O'Brien had found other corrections that needed to be made, and he would email them to staff. He was concerned about the outcomes in Section 8. If the goal was to reduce the amount of time in peak hours for freight traffic by 10%, why were they increasing traffic another 14%? He also questioned inclusion of a short stretch on South End Road in the upcoming high volume traffic area as South End was a problem currently.

Dan Fowler, resident of Oregon City, discussed the map for minimum parking standards in the downtown district which currently stopped at 17th Street. He asked the Commission to extend it to the Amtrak station. In the street design chart, he suggested adding standards for design of a couplet and a one way. Regarding driveway spacing, if the distance was shorter would a ride in, ride out qualify for a smaller standard?

William Gifford, resident of Oregon City, said the proposed projects would be funded by growth. Urban Renewal might be able to address some of the deficiencies in funding. He thought there needed to be a plan to prioritize the projects beyond the cut line so when the money was available, there would be a plan. He had heard from citizens regarding the intersection of Molalla and Gaffney Lane about congestion and he did not see it included in the plan.

Mr. Lewis said the intersection would be included in the Molalla Boulevard project list.

A motion was made by Commissioner McGriff, seconded by Commissioner Henkin, to keep the record open and continue L 13-01: Transportation System

Plan (TSP) and**L 13-02: Associated Amendments to the Oregon City Municipal Code to April 8, 2013. The motion carried by the following vote:****Aye:** 5 - Zachary Henkin, Denyse McGriff, Robert Mahoney, Charles Kidwell and Tom Geil**4. Work Session**[PC 13-022](#)

L 13-01 and L 13-02: Discuss outstanding items identified at previous Transportation System Plan Work Sessions.

Mr. Springer and Kevin Chewick?? discussed the comments from the last Planning Commission work sessions including funding mechanisms, what to do about speeding, truck routes, label colors, Figure 20 correct labeling, how land use forecasts were developed, alternate corrections to South End Road, and transportation solutions trade offs.

There was discussion regarding how this TSP correlated with the Clackamas County TSP and where they overlapped, proposed roadways and the need for improvements to Redland Road due to flooding, how those improvements would be triggered, and reduction of parking in the downtown and bringing those changes to the Amtrak station.

The Commission consensus was for staff to send them a link of the 2009 parking study for a statistical basis on the the 50% reduction of parking downtown, staff would also bring back a revised map including the northern border extending to Amtrak and a revised graph showing the option of 25% reduction of parking for the McLoughlin district as opposed to the proposed 35%.

Commissioner McGriff questioned the 2035 projections in the TSP. Mr. Springer explained this was to show the corridors that would be running slower during certain hours of the day. Mr. Lewis said growth was going to happen and this document planned for the growth.

Commissioner McGriff said if Beavercreek was recognized as a hamlet and people were speaking on behalf of the hamlet, those people should have the same courtesy as speakers representing neighborhood associations. She thought the residents of Holly Lane should organize themselves and get involved.

Commissioner Geil emphasized the importance of Redland Road and the need for improvements. There was discussion regarding the lack of funding for the project.

Chair Kidwell was concerned that the TSP would not be ready for approval at the next Commission meeting. If there were known issues, they needed to be addressed in order to have a clean plan.

Mr. Konkol said the focus was on the policies. He did not think it would be ready for approval at the next meeting. He asked if the Commission found errors to email staff.

Ms. Terway said at the next meeting staff would bring back information regarding parking reductions and percentages and levels of service and send a request to Clackamas County to come talk to the Planning Commission about the County's Transportation System Plan update. Staff would also send the Commission the link to the 2009 parking study.

5. Communications

There were no communications.

6. Adjournment

Chair Kidwell adjourned the meeting at 9:54 PM.