



City of Oregon City

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

Meeting Minutes - Final Planning Commission

Monday, March 10, 2014

7:00 PM

Commission Chambers

1. Call To Order

Chair Kidwell called the work session to order at 6:00 PM.

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

Absent: 1 - Zachary Henkin

Staffers: 2 - Tony Konkol and Christina Robertson-Gardiner

WORK SESSION (6pm)

[PC 14-027](#)

Willamette Falls Legacy Project Update

Please note the audio failed for the first 30 minutes of the meeting

Christina Robertson-Gardiner, Planner, and ?? consultant?? gave a Willamette Falls Legacy Project update. They discussed the zone changes and master plan for the site. The consultant?? discussed the zoning overlays on the site and what parts of the master plan would be a Type 3 process and what parts would be a Type 2 process. The master plan stated that when the General Development Plan was approved, all of the regulations would be frozen as of the date of the submittal. However a cleaner process would be to have the regulations that were in effect at the time of the Detailed Development Plan approval be the ones that applied. Because the Detailed Development Plan would be coming back to the Commission, a set of policies and design guidelines for future buildings had been included.

Tony Konkol, Community Development Director, said the options were to have a separate Design Review Commission, supplementing the Planning Commission with three more members who had expertise in landscape architecture, or getting assistance from design professionals to review applications. This would be a subjective approval process. He discussed the Multi-modal Mixed Use Area designation (MMA) that allowed a zone change to take place and in the transportation analysis the focus was on safety and providing mitigation through transportation alternatives.

Consultant?? discussed the creation of the MMA boundary which would include the Willamette Falls site and downtown.

The Commission discussed the questions they had and the items that needed to be paid particular attention to in the process.

Chair Kidwell adjourned the meeting at 6:54 PM.

REGULAR MEETING (7pm)

1. Call to Order

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

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

Absent: 1 - Zachary Henkin

Staffers: 2 - Tony Konkol and Laura Terway

2. Approval of the Minutes

[14-152](#)

Adoption of Planning Commission Minutes for September 23, 2013

A motion was made by Commissioner Geil, seconded by Commissioner McGriff, to approve the minutes of the September 23, 2013 Planning Commission meeting. The motion carried by the following vote:

Aye: 5 - Paul Espe, Denyse McGriff, Charles Kidwell, Tom Geil and Robert Mahoney

Abstain: 1 - Damon Mabee

3. Public Comment on Non-Agenda Items

Kathy Hogan, resident of Oregon City, had taken pictures of areas in Hazel Grove/Westling Farm that had water issues during the rain in February. She was concerned about the future development that was planned and also concerned about protecting the beavers.

4. Public Hearing

4a. [PC 14-025](#)

ZC 13-03: Zone Change at Central Point Rd / White Ln
Request for Continuation to April 15, 2014

Chair Kidwell opened the public hearing and read the quasi-judicial public hearing format and procedures. He asked if the Commission had any ex parte contacts, conflicts of interest, or any other statements to declare since the last hearing including a visit to the site. There were none.

Tony Konkol, Community Development Director, said this application first came before the Commission on January 27 and the applicant was requesting a continuance to April 15, 2014 to allow time to modify their application to R-8 rather than R-6. The applicant was also requesting to continue the City Commission hearing to May 7, 2014 and would extend the 120 days to accommodate the request.

Kathy Hogan, resident of Oregon City, clarified the date should be April 14.

A motion was made by Commissioner McGriff, seconded by Commissioner Geil, to continue the hearing for ZC 13-03: zone change at Central Point Rd / White Ln to April 14, 2014. The motion carried by the following vote:

Aye: 6 - Paul Espe, Damon Mabee, Denyse McGriff, Charles Kidwell, Tom Geil and Robert Mahoney

4b. [PC 14-023](#)

ZC 13-02: Woodlawn Avenue Land Use Application, Requesting Approval of a Zone Change from R-10 Single-Family Dwelling District to R-8 Single Family Dwelling District.

Chair Kidwell opened the public hearing. He asked if the Commission had any ex parte contacts, conflicts of interest, or any other statements to declare since the last hearing including a visit to the site.

Commissioner Mabee had driven past the site several times.

Laura Terway, Planner, stated the applicant had originally wanted to change the zone from R-10 to R-6, but had resubmitted the application to go from R-10 to R-8. Additional public comment had been received and she entered it into the record as Exhibit 1. Staff was requesting a continuance of the hearing to verify there was adequate sewer capacity. There was sufficient time within the 120 day rule for the continuance.

Mr. Konkol said Public Works was updating the City's Sanitary Sewer Master Plan. The draft was 50% completed and identified some existing sanitary sewer lines that were of concern. Staff needed to look further into the condition of the sewer lines and what the impact would be in the future.

Steve Williams, resident of Oregon City, was also representing his mother-in-law who was a long time resident on Woodlawn. They were concerned about losing the Oak trees and wildlife in the area, having to put in sidewalks, and increased traffic. If there was going to be more traffic on Woodlawn, there needed to be a way to slow down the speeding. He was also concerned about taxes increasing due to property values going up.

The Commission clarified he would not have to put in sidewalks, only new development was required to put in sidewalks.

?? Kagel, resident of Oregon City, was also concerned about putting in sidewalks. She asked how many homes the applicant could put in with this development.

Ms. Terway clarified this was a zone change, and the applicant had not turned in a proposal for development. When there was a development proposal, the neighbors would receive notice to make comments about the application.

Ms. Kagel asked about preserving a creek in the area. Commissioner Mabee said if it was included in the Natural Resources Overlay it would be preserved. Ms. Kagel confirmed that this application was only for this specific area, not for other vacant land in the area.

A motion was made by Commissioner Espe, seconded by Commissioner Geil, to continue the hearing for the Woodlawn Avenue land use application (ZC 13-02), requesting approval of a Zone Change from R-10 Single-Family Dwelling District to R-8 Single Family Dwelling District. to April 14, 2014. The motion carried by the following vote:

Aye: 6 - Paul Espe, Damon Mabee, Denyse McGriff, Charles Kidwell, Tom Geil and Robert Mahoney

4c. [PC 14-024](#)

Portland Metro Men's Center -
Conditional Use Permit (CU 13-01), Site Plan and Design Review (SP 13-11) and Lot Line Abandonment (LL 13-04).

Chair Kidwell opened the public hearing. He asked if the Commission had any ex parte contacts, conflicts of interest, or any other statements to declare since the last hearing including a visit to the site.

Commissioner McGriff went by the site about three times to visit a friend. She had a brief discussion about the previous meeting with Commissioner Geil because he was not able to be there. Nothing related to decision making was discussed.

Commissioner Geil visited the site that day.

Commissioner Mabee had driven by the site. He had a question from Steve Mayes from the Oregonian who asked what had happened at the last meeting and Commissioner Mabee explained it had been continued and there was a possible sewer issue. Mr. Mayes had also asked about the Good Neighbor Agreement, and Commissioner Mabee said no decision had been made and the public comment period was still open.

Commissioner Espe had also driven by the site.

Ms. Terway said there were new items to enter into the record since the last meeting and there was a request for continuance due to the sewer capacity issue.

Jennifer Bragar, City Attorney, said in regard to Paul Bell's submitted comments, she explained how the land use process worked.

Paul Bell, resident of Oregon City, felt frustrated by the procedural format of the previous meeting as the applicant was allowed to make an effective final closing statement and no cross questioning from the community was allowed. He would like to be able to respond to accusations that his objections and those of others were without merit. He thought the citizens and Commission were being out-manuevered by a very skilled lawyer who said if the density had not been an issue before it could not legally be made an issue now. There were density issues as a dormitory for 62 people in the middle of a designated single family residential neighborhood was a concern. Much of the discussion was tangled up in semantics. It was confusing to know whether or not Teen Challenge was applying for a Conditional Use Permit as a regular applicant or as a religious institution. Group homes for religious institutions were intended to be for nuns, priests, and pastors not for recovering drug addicts. Everyone should abide by the same set of rules. This dormitory was out of keeping with the surrounding area. He thought the dismissal of the objections was not really a rebuttal and he asked for denial of the application. He gave an example about being blind sided, as he felt blind sided by this process.

A motion was made by Commissioner Mabee, seconded by Commissioner Mahoney, to continue the hearing for Portland Metro Men's Center - Conditional Use Permit (CU 13-01), Site Plan and Design Review (SP 13-11) and Lot Line Abandonment (LL 13-04) to April 28, 2014. The motion carried by the following vote:

Aye: 6 - Paul Espe, Damon Mabee, Denyse McGriff, Charles Kidwell, Tom Geil and Robert Mahoney

5. Communications

Mr. Konkol reported on the celebration for the Willamette Falls Legacy Project that was held last Thursday. Eclipse Development formed another partnership with Shop Off Group and had submitted a letter of intent to purchase the property. The first Planning Commission hearing on the Willamette Falls Legacy Project would be held on April 21, 2014.

6. Adjournment

Chair Kidwell adjourned the meeting at 8:04 PM.