



City of Oregon City

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

Meeting Minutes Planning Commission

Monday, January 14, 2013

7:00 PM

Commission Chambers

1. Call To Order

Chair Kidwell called the meeting to order at 7:01 PM.

Present: 7 - Paul Espe, Zachary Henkin, Damon Mabee, Denyse McGriff, Robert Mahoney, Charles Kidwell and Tom Geil

Staffers: 1 - Tony Konkol

2. Approval of the Minutes

- a. [13-063](#) Approval of Planning Commission Minutes for September 10, 2012.

A motion was made by Commissioner Mabee, seconded by Commissioner Espe, to approve the Planning Commission minutes for September 10, 2012. The motion carried by the following vote:

Aye: 5 - Paul Espe, Zachary Henkin, Damon Mabee, Robert Mahoney and Charles Kidwell

Abstain: 1 - Tom Geil

3. Public Comments

Todd Last, resident of Oregon City and Co-Chair of the Tower Vista Neighborhood Association, asked for help in addressing two problems in the rezoning and subdivision on Pease Road. The proposal was to put 13 R-6 homes directly across the street from R-10 homes. Neighbors were not noticed properly and the text of the letter did not address specific zoning proposals for the property. He did not think the process met the criteria for informing the maximum number of people for participation. He requested the Commission review the zoning for the Pease Road property and the perimeter area of the Nadine Joy Acres and address the rules for notification for future rezoning to better include the citizens. He then discussed the subdivision plan. The building of R-6 homes on the opposite side of the street from existing R-10 homes with no accommodation to minimize the impact to the existing neighborhood was an example of what should not be done. He was concerned it would make the property values decline and would not address the low water pressure of the area. He thought the zoning should be R-8 or if it must be R-6, create a subdivision that blended in with the existing homes.

Nicole Last, resident of Oregon City, said there was no due process for notification for them to determine they were going to be purchasing land across the street from R-6 zoning. Equity had already been lost in their home and more would be lost if R-6 went in across the street.

Ann Meter, resident of Oregon City, supported the comments made by Mr. and Mrs.

Last. She questioned why the City was allowing high density housing in the more rural areas that were not served by transportation. This would increase traffic and decrease property values. It was also not conducive for people aging in place.

Commissioner McGriff arrived at 7:10 PM.

Glen Richardson, resident of Oregon City, was surprised at what was being planned for the property. Many homes were going up in the R-10 zone a block away from this development. He did not think R-6 fit the area. He asked for review and reconsideration of the R-6.

William Gifford, resident of Oregon City, was in support of what had been said. This would have been reviewed better had the Neighborhood Association been active at the time. The process was not done as well as it could have been done. There needed to be a transition as R-10 across from R-6 was a big jump.

Tony Konkol, Community Development Director, stated the subdivision application was a Type 2 decision made by staff. The decision could be appealed to the City Commission. At this time there was no zone change being requested. The upzoning was done through a City-wide Code update.

There was discussion regarding the low water pressure issue in the area and the noticing process.

Mr. Last said when they moved in there were no blue notices on the property and he checked the GIS maps. The zone change was not posted on the blue signs. He agreed more participation of the citizens was needed.

Mr. Richardson clarified it was too late except to appeal to the City Commission.

There was Commission consensus to review the land use noticing process and what was done for the Code update.

4. Public Hearing

a [PC 13-001](#) CP 12-01 and DP 12-01

Mr. Konkol stated this was the application for the Red Soils Master Plan. The applicant was requesting a continuance to January 28, 2013.

William Gifford, resident of Oregon City, said as Land Use Chair of the Hillendale Neighborhood Association, the neighborhood did not know an additional continuance was requested by the applicant and the steering committee met last night to discuss it. He would not have rescheduled the meeting had he known it was to be postponed. One of the core issues was the fencing. The city ordinance said no chain link and a maximum of six feet high. He did not think there were any compelling arguments for a variance. There was also a question of whether the County paid franchise fees for the dark fiber cable. The County's Library District asked to purchase a piece of the campus, and they said no because they did not have a Master Plan yet. Now the Master Plan was developed, he thought they should be able to negotiate a deal with the Library District.

A motion was made by Commissioner McGriff, seconded by Commissioner Henkin, to continue CP 12-01 and DP 12-01 to January 28, 2013. The motion carried by the following vote:

Aye: 7 - Paul Espe, Zachary Henkin, Damon Mabee, Denyse McGriff, Robert Mahoney, Charles Kidwell and Tom Geil

5. Planning Commissioner Training

Jennifer Bragar, City Attorney, presented training on the legal limitations for decision making, types of land use review in Oregon City, quasi-judicial vs. legislative decision making, quasi-judicial hearing disclosures, impartial tribunal, public hearing procedures, public meetings and records requirements, and deliberation and the decision.

There was discussion regarding the pros and cons of conference calls. Staff would bring it back for further discussion. There was also a suggestion of providing a Land Use 101 to the CIC and Neighborhood Associations so they would understand the process better.

6. Communications

Mr. Konkol reported on proposed legislative text amendments. In order to get information for meetings sooner, when staff sent out the public notice of the hearing date, staff would also forward the application to the Planning Commission. He gave an update on the Blue Heron site and visioning process and the update to the Sign Code and lack of current enforcement.

A motion was made by Commissioner Mabee, seconded by Commissioner Henkin, for Charles Kidwell to continue as Planning Commission Chair. The motion carried by the following vote:

Aye: 7 - Paul Espe, Zachary Henkin, Damon Mabee, Denyse McGriff, Robert Mahoney, Charles Kidwell and Tom Geil

6. Communications

A motion was made by Commissioner McGriff, seconded by Commissioner Mabee, for Denyse McGriff to continue as Planning Commission Vice Chair. The motion carried by the following vote:

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

Abstain: 1 - Denyse McGriff

7. Adjournment

Chair Kidwell adjourned the meeting at 10:02 PM.