CITY OF OREGON CITY
PLANNING COMMISSION HEARING

January 9, 2012, 07:00 P.M.
City Commission Chambers - City Hall

1. CALL TO ORDER

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

Roll Call:	**Staff Present:**
Chair Charles Kidwell	Tony Konkol, Community Development Director
Commissioner Chris Groener	Pete Walter, Associate Planner
Commissioner Zachary Henkin	Carrie Richter, Assistant City Attorney
Commissioner Paul Espe	Laura Terway, Assistant Planner
Commissioner Denyse McGriff	Eric Underwood, Economic Development Manager

2. PUBLIC COMMENT ON ITEMS NOT LISTED ON AGENDA

There was no public comment on items not listed on the agenda.

3. ELECTIONS

Elections of Planning Commission Chair and Vice-Chair

Motion by Commissioner Chris Groener, second by Commissioner Zachary Henkin to to nominate Charles Kidwell for Planning Commission Chair.

A roll call was taken and the motion passed with Chair Charles Kidwell, Commissioner Chris Groener, Commissioner Zachary Henkin, Commissioner Paul Espe, Commissioner Denyse McGriff voting aye. [5:0:0]

Motion by Commissioner Zachary Henkin, second by Commissioner Paul Espe to to nominate Denyse McGriff for Planning Commission Vice Chair.

A roll call was taken and the motion passed with Chair Charles Kidwell, Commissioner Chris Groener, Commissioner Zachary Henkin, Commissioner Paul Espe, Commissioner Denyse McGriff voting aye. [5:0:0]

4. PLANNING COMMISSION PUBLIC HEARING

AN 11-03: Annexation of 0.89 acres at 14362 S Maplelane Court, Clackamas County Map 3-2E-04C, Tax Lot 1600.

Commission Report

Staff Report

Exhibit 1. Land Use Application Packet

Site Maps & Attachments

Narrative Maplelane Ct

Neighborhood Agenda

Petition Packet

Tax Map

TPR Analysis

Exhibit 2. Review of TPR Analysis - Replinger and Associates

Exhibit 3. Newspaper Notice

Exhibit 4. Transmittal Comment Form

Exhibit 5. Signed Affidavit of Notice Posting

Exhibit 6. Police Fees Agreement

Exhibit 7. Clackams County UGMA

Exhibit 8. Metro UGB Ord. 79-77.

Exhibit 9. Findings, Reasons for Decision, and Recommendations.

Exhibit 10. CRW comments

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

Commissioner McGriff was familiar with the site but had no conflicts to declare.

Commissioner Groener was familiar with the site but had no conflicts to declare.

Chair Kidwell was familiar with the site but had no conflicts to declare.

Commissioner Espe was familiar with the site but had no conflicts to declare.

Commissioner Henkin had no conflicts.

Pete Walter, Associate Planner, presented the staff report. This was an annexation application for .89 acres at 14362 S Maplelane Rd. He gave the site details. There was no development proposed at this time and staff recommended the default zoning of the lowest density residential, R10. The application was in compliance with the Transportation Planning Rule. He explained the criteria for approval and the findings and recommendations of staff. Staff recommended approval of the application and to forward the annexation to the May 15, 2012 election. The only public comment received was from Clackamas River Water who recommended concurrence that the property be served by the City and withdrawn from CRW.

Adriana Kovasevic, Sisul Engineering, spoke on behalf of the applicant. There were no objections to the staff findings and recommendations. The reason for the annexation was to add property value for the applicant's retirement planning. The applicant would like the option of dividing the property and the maximum number of parcels would be three although it would most likely be two due to the triangular shape of the property. The annexation would make more of a natural boundary for the City. The areas around the site were R10 and City services were available. The applicant agreed with the police services agreement and item #14, an additional finding in Exhibit 9. She recommended forwarding approval of the annexation to the City Commission.

There was no public testimony.

Chair Kidwell closed the public hearing.

Commissioner McGriff was concerned about the inadequacy of police services.

There was discussion regarding the lot partition and fees.

Motion by Commissioner Chris Groener, second by Commissioner Paul Espe to to approve AN 11-03: annexation of 0.89 acres at 14362 S Maplelane Court, Clackamas County Map 3-2E-04C, Tax Lot 1600.

A roll call was taken and the motion passed with Chair Charles Kidwell, Commissioner Chris Groener, Commissioner Zachary Henkin, Commissioner Paul Espe voting aye and Commissioner Denyse McGriff abstained. [4:0:1]

5. STAFF COMMUNICATIONS

Presentation by Eric Underwood, Economic Development Manager

Eric Underwood, Economic Development Manager, gave a presentation on his work plan for the next several months including an assessment of the current economic/business environment, regional/state involvement, economic gardening, and local coordination.

There was discussion regarding how to better utilize the resources and assets of the City.

Transportation System Plan Update

Laura Terway, Assistant Planner, explained what the Transportation System Plan was, example improvements, reasons for the update, project team, process of updating the TSP, role of the Planning Commission, and public involvement.

Community Development Director Update

Mr. Konkol gave an update on the Planning Commission vacancy and applications, City Commission vacancy and applications, Natural Resources Committee, City Commission Retreat, Blue Heron property, and Building Official recruitment.

Commissioner McGriff announced a grant from the National Trust was awarded to the Ermatinger House.

Ms. Terway announced that Highway 213 would be closed from Washington Street to the Interstate March 22 at 8 p.m. to March 27 at 4 a.m.

There was discussion regarding the plans for mitigating the impact of the closure.

6. ADJOURN

Chair Kidwell adjourned the meeting at 9 p.m.