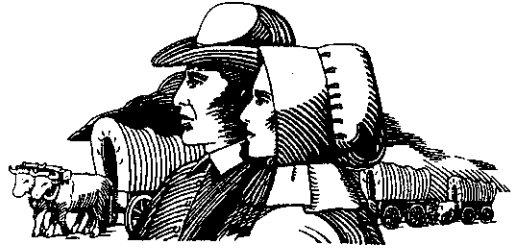


CITY OF OREGON CITY

PLANNING COMMISSION

320 WARNER MILNE ROAD
TEL 657-0891

OREGON CITY, OREGON 97045
FAX 657-7892



AGENDA

****PLEASE NOTE THE FOLLOWING TIME CHANGE****

****THE JANUARY 13, 2003 PLANNING COMMISSION WORKSESSION WILL
BE HELD AT 6:00 P.M.****

**City Commission Chambers - City Hall
January 13, 2003 at 6:00 P.M.**

****Please Note: Open to discussion only among Commissioners, Comprehensive Plan
Advisory Committee Members, and Staff.****

PLANNING COMMISSION WORKSESSION

- 7:00 p.m. 1. **CALL TO ORDER**
- 7:05 p.m. 2. **PUBLIC COMMENT ON ITEMS NOT LISTED ON THE AGENDA**
- 7:10 p.m. 3. **APPROVAL OF MINUTES:** *December 11, 2002 & December 16, 2002*
- 7:15 p.m. 4. **WORKSESSION:**
Comprehensive Plan Review and Discussion
(Dan Drentlaw)
- 9:00 p.m. 5. **OTHER BUSINESS:**
- 9:05 p.m. 6. **ADJOURN**

NOTE: HEARING TIME AS NOTED ABOVE IS TENTATIVE. FOR SPECIAL ASSISTANCE DUE TO DISABILITY, PLEASE CALL CITY HALL, 657-0891, 48 HOURS PRIOR TO MEETING DATE.

**CITY OF OREGON CITY
PLANNING COMMISSION WORK SESSION
January 13, 2003**

PLANNING COMMISSIONERS PRESENT

Chairperson Carter
Commissioner Main
Commissioner Mengelberg

STAFF PRESENT

Sean Cook, Associate Planner
Dan Drentlaw, Planning Director
Nancy Kraushaar, City Engineer
Pat Johnson, Recording Secretary

ALSO PRESENT

Commissioner Lajoie (appointee)
City Commissioner Neeley (guest)
Tim Powell, CTAC Member
Betty Schaafsma, CTAC Member

PLANNING COMMISSIONERS ABSENT

Commissioner Orzen

CALL TO ORDER

Chair Carter called the meeting to order at 6:06 p.m.

Drentlaw introduced **Daniel Lajoie**, who was slated to be appointed to the Planning Commission at the City Commission meeting on Wednesday, Jan. 15, 2003. He said Lajoie was in attendance this evening to observe the proceedings and would not vote on any issues.

Drentlaw also noted that Orzen was on vacation and would not be in attendance.

Drentlaw then said that generally the offices of chair and vice-chair are elected at the first meeting of the year for the coming year, but he suggested tabling that until the meeting on Jan. 27th to enable the 2003 Commissioners to all participate in the voting. The Planning Commissioners concurred.

There followed some discussion about whether or not there was a quorum present this evening for conducting business because the City Code says that the Planning Commissioner (PC) is comprised of seven members, from which four would make a quorum. However, since the PC has been operating with five members for several years and prior discussions were to reduce the official number to five, some thought that three members would be sufficient. Specifically pertaining to this evening, the question was whether the three members present this evening constituted a quorum, since Orzen was absent and Lajoie was not yet appointed. After some discussion, it was determined that the current Code rules and there was not a quorum present this evening. However, **Chair Carter** encouraged staff to see what might need to be done to change Code to reflect that the Planning Commission only consists of five members.

Drentlaw said staff had been trying to schedule a meeting to discuss the Red Soils Master Plan, which was scheduled at the Pioneer Center on Wednesday, Jan. 22nd at 6:00 p.m., and to which the PC is invited. A training session for the PC is tentatively scheduled to follow that meeting, hopefully at about 8:00 p.m.

Mengelberg asked if it would be a conflict of interest for the Commissioners to attend the earlier meeting, but **Drentlaw** said the discussion would be about the Master Plan, not specifically about the building application that is yet to be submitted, so there shouldn't be a conflict.

PUBLIC COMMENT ON ITEMS NOT LISTED ON THE AGENDA

None.

APPROVAL OF MINUTES: December 11, 2002 and December 16, 2002

Since there was no quorum, approval of the minutes of Dec. 11, 2002 and Dec. 16, 2002 was held over to the next regular meeting. However, **Chair Carter** asked that those present review these minutes and submit any corrections or changes to staff as soon as possible.

WORKSESSION

Comprehensive Plan Review and Discussion (Dan Drentlaw)

Drentlaw noted that **Bob Bailey** had done a lot of work on the Natural Resources chapter, dividing it into two sections, Section F: Natural Resources and Section G: Natural Hazards, which now follow the State goals. He distributed copies of this draft, which also included some edits and comments from **Mengelberg**.

Chair Carter said it would probably be best to follow the same procedure as before, which was to start at the beginning and review each page or section individually, particularly since it was just distributed and no one had been able to preview it except Mengelberg.

(Note: A full copy of the draft is available through the Planning Department.)

Goal F1: Overall Natural Resources Goal

In the first paragraph under "Forest Lands," **Powell** was surprised nothing was said about preserving forestlands from being clear-cut. **Mengelberg** said we can only regulate lands currently within the city limits and the existing Urban Growth Boundary (UGB).

Chair Carter suggested adding the word "currently" to the first line in order to encompass possible expansion, so it would read, "Oregon City currently has no forestlands...". Agreed.

In the next paragraph, line 2 was changed to read, "Such a program should include standards...", not "could include...."

In the paragraph under "Agriculture," the first line was also changed to include the word "currently" so it would say, "...there are currently no agricultural lands...."

Goal F1.1 Trees

Regarding Action Item F1.2, **Chair Carter** asked what ever happened to the formation of the Tree Committee. **Cook** said it is provided for in the Code; it just hasn't been formed yet.

Powell asked if there is a definition for "significant trees", which is stated in Policy F1.1-6: "Encourage...the preservation of significant trees in forested areas, slopes and open space on both public and private land." **Cook** said proposed changes to the Code will differentiate between heritage trees and significant trees, but **Powell** asked what happens today (before those changes are adopted). **Cook** pulled a copy of the Code regarding trees and confirmed that it includes a definition for "heritage trees" but not for "significant trees." **Drentlaw** suggested adding an action item to define "significant trees." Agreed.

F1.2 Open Space, Scenic Views and Sites

Chair Carter said the sentence would be more readable if the word "Resource" were deleted from the last line of paragraph 1. It would then read, "...Natural Resources Document."

Powell asked if our “Steep Slopes” policy legislates cutting trees from those slopes. **Drentlaw** said it relates to water resource buffer areas, but not specifically to steep slopes. **Powell** said, with the number of steep slopes in the City, he thinks this needs stronger language. **Cook** noted that there is a tree preservation criteria in the Design Review process that says if trees are cut, they need to be replaced somewhere else on the property. However, there is no specific protection of those trees before an application is submitted for Site Plan and Design Review.

Powell asked if we can initiate specific legislation about significant trees, although he admitted that it could be difficult to tell private property owners what they can and can’t do. However, he thinks when something affects others (i.e., if removing a section of trees would create water erosion below), it would seem appropriate. **Cook** said most of the existing steep slopes are in water resource areas and typically that would include the water feature and a 50-foot buffer in which cutting is not allowed, so within that area the trees are fairly safe. Beyond that area, though, there could be difficulties. He also noted that according to Code, the Tree Committee will determine regulations relating to tree issues.

Powell was also concerned about preserving vistas (as discussed in paragraph 2) and he expressed appreciation that this is addressed both in Policy F1.2-1 and in Action Item F1.2-1. (No changes.)

There was some discussion of the term “view sheds” in Action F1.2-1, but no change was made.

F1.3 Mineral and Aggregate

Regarding Goal F1.3 (“Protect the livability and environment of Oregon City by prohibiting commercial aggregate extraction operations within the City and urbanizing area”), **Chair Carter** asked if current businesses with such uses would be grandfathered in as far as being able to continue their activities. (The batch plant was specifically mentioned.) In addition, she asked if such a business were to discontinue operations, could it resume the same business later or could a new business take over the location and start up a similar operation? **Cook** said by Code a business can only be inactive for one year, after which it could not start up again as a non-conforming use. It was then noted that there are currently no extractions of rock occurring in the city.

F1.4 Ecological Resources

Mengelberg said she had a question about references to the City of Oregon City’s Stormwater and Grading Design Standards. **Drentlaw** said he would fix it and would also add the number in the “Goal 5 Inventory.”

Powell read from the paragraph just above Goal F1.4, “The City and Clackamas County should ensure that Urban Growth Management Agreements contain provisions for identifying and protecting these resources” and he asked if those are not already in place. **Drentlaw** said we have the agreements but he wasn’t sure to what extent they would accomplish anything. **Powell** then asked if this should be rewritten. **Mengelberg** noted that Policy F-1.4.3 (“Cooperate with Clackamas County to identify wildlife habitat and other ecological resources....to protect them before development occurs....”) applies to this question.

Chair Carter suggested that the word “with” be changed to “to” in the last line of Policy F-1.4.2, so it would read, “...an enhanced connection to the natural heritage of the city.” Agreed.

As a side note, **Chair Carter** said she thinks the Planning Commission and the City Commission need to work with the County to clarify a lot of issues before the next UGB expansion review in five years, particularly since there are several references here that relate to shared interests. **Drentlaw** said that is discussed somewhat in the “Urbanization” chapter, but it might be appropriate to support it here as well.

Regarding Policy F1.4.5, **Chair Carter** suggested moving the words “adjacent rivers” to the end of the sentence for a clearer understanding. It would read, “Protect unique habitats in Oregon City and urban growth areas, including adjacent rivers.”

Regarding Newell Creek Canyon as discussed in Policy F1.4-7, **Mengelberg** said part of Area C is within the UGB if the most recent Metro decision holds, and **Drentlaw** agreed, but he said a vast majority of it is not inside the UGB. He suggested adding wording to the beginning of the sentence so it would read, “Work with Clackamas County and Metro to develop and implement....”

F1.5 Energy Sources

Chair Carter noted that the word “overtime” in paragraph 1, line 4 should be changed to two words (“over time”). Agreed.

Regarding Policy F1.5.1 (“Maintain the historic use of Willamette Falls as an energy source for industrial and commercial development”), **Chair Carter** asked if we want to keep that as policy. **Powell** said Plant 1 is gone, but PGE still generates power through Plant 2. **Chair Carter** asked, in the event of a change (if PGE were to discontinue use of the plant), would we want to maintain that as power source? **Powell** said if there were a change, we could then generate our own power, which could be a very good thing. Left as is.

Regarding the change of the words “wind power” to “fuel cell technology” in Policy F1.5.3, **Mengelberg** said she suggested this change because Oregon City does not have the consistent, strong winds necessary to generate power. Or, if there is another alternative source (other than wind power), we could just delete this term and say, “such as solar....” **Chair Carter** suggested changing the sentence to read, “Enable development to utilize current and viable alternative energy sources through appropriate design standards and incentives.” Agreed.

Regarding Policy F1.5.4, **Mengelberg** said she added the phrase “and natural light” because that seems to be the new trend.

Goal F2: Ground and Surface Water

In the descriptive paragraph F2.1, **Chair Carter** suggested adding the words “of precipitation” after “46 inches”. Agreed.

Powell asked how impervious surfaces (i.e., parking lots) are currently addressed in the Water Master Plan. **Chair Carter** said they are partly addressed in the water standards and in the NEMO standards we are trying to encourage (although those have not been adopted yet).

Mengelberg referred to Policy F2.4.3 within Goal F2.4: Groundwater, and suggested inserting the words “and parking lots...” to address this issue. The line would read, “...for storm runoff from roadways, rooftops, and parking lots, and discharge of roof-drains....”

Chair Carter suggested adding “and Metro” to Action Item F2.2.1, so it would read, “Coordinate with Clackamas County and Metro to identify and protect wildlife habitat....” Agreed.

Mengelberg then noted that we should move Action F2.4.1 from “Groundwater” to “Wetlands” as Action Item F2.2.2. Agreed.

When **Chair Carter** asked if it should be a policy or an action item, **Drentlaw** and **Mengelberg** agreed that it should remain an action item because it is so detailed.

F2.3 Rivers and Streams

Main noted that "Beaver Creek" in the first paragraph should be "Beavercreek" (line 6).

F2.4 Groundwater

Chair Carter asked if we have high groundwater in places that are significant besides on the Parker property. **Cook** said there are actually many places within the City, which are in the high water table.

Mark Lytle, 16360 Frederick, asked if he might make a public comment (he was not there right at the beginning of the meeting and had missed that portion of the agenda), and **Chair Carter** granted permission for such since the PC would be working on the Comp Plan for a while yet.

Lytle said his concern relates to a neighbor who has about 20 cats which run free and she has recently started raising rabbits, which are also allowed freedom to roam. This is a problem not just in his neighborhood, but throughout the City, and although there is apparently no current City ordinance against such, he was told that **Nancy Bush** is working on such a policy. He came this evening to request that the Commission encourage legislation for appropriate control of all kinds of animals, not just dogs, and said he thought that perhaps some support from the PC would help get this new proposed policy passed.

Drentlaw said it would probably be better for Lytle to go to the City Commission, who would be hearing Bush's proposal when it is complete, but that the PC can generally only affect those regulations that pertain to planning. **Chair Carter** also encouraged him to take this important issue to the City Commission.

Returning to the Comp Plan review, **Chair Carter** noted that a couple of blanks to be filled in within paragraph 2 of "F2.4 Groundwater".

Goal F3: Environmental Quality

Regarding Policy F3.1.1, **Drentlaw** suggested changing the sentence to include some idea of distance traveled, and proposed, "Promote land use patterns that reduce the need for, and distance traveled by, single-occupancy vehicle trips."

In paragraph 2, line 2 under "F3.2 Noise", **Chair Carter** noted that "Molalla Boulevard" should be changed to "Molalla Avenue".

Chair Carter suggested deleting Policy F3.2.2 since noise standards are already in place. After some discussion, the decision was to change it to an action item which would say, "Review and update city noise standards through City Code."

Regarding Policy F3.3.2 (under Goal F3.3 Light), **Drentlaw** said he is not sure we can "require" new developments to provide even and energy efficient lighting, and he suggested changing the word "Require" to "Encourage". **Mengelberg** said PGE has a program for such and she agreed that we could encourage it. **Powell** thought we could perhaps force anything on public streets, but he was not sure about being able to force private development. **Main** concurred.

Chair Carter asked who puts in street lights. **Drentlaw** said the developer puts them in, and the City maintains them thereafter.

Drentlaw was concerned about the legal perspective and whether we could actually require this, so he strongly recommended use of the word "Encourage." **Mengelberg** suggested "Require even lighting" for safety reasons and "encourage energy efficient lighting...." **Drentlaw** said developers must submit a lighting plan with their applications, which must be approved, so much of this is actually covered.

The decision was to change the first word to "Encourage", add the words "ensures safety", and change "when" to "where" in next sentence. The entire policy would read, "Encourage new developments to provide even and energy efficient lighting that ensures safety and discourages vandalism. Retrofit existing developments where feasible."

G. Natural Hazards

Drentlaw noted that the Hazard Mitigation Plan referenced in paragraph 4 was adopted, so this paragraph will be edited appropriately.

G2: Flooding

Regarding Policy G2.4 ("Participate in the National Flood Insurance Program"), **Main** asked if we already participate, and **Cook** said yes. No change.

Regarding Policy G3.2.2, **Chair Carter** asked if the City has a policy of finding people who do not comply with the development standards regarding erosion control. **Powell** said he thought Ms. Kraushaar had developed such a code, and **Drentlaw** said if there is a policy, the City can apply fines. **Chair Carter** asked what would happen if a developer were found to be in violation of Code, and she was told the developer could be shut down until the situation was resolved.

Given that answer, **Mengelberg** asked if Action G3.2.1 ("Require the development and implementation of an erosion and sediment control plan...") is necessary. **Powell** suggested changing it to read, "Review and update the erosion and sediment control plan...." Agreed.

An **unidentified citizen** who had arrived late asked if there is any policy that binds the City to these same requirements as it does its work (i.e., if Public Works is doing a project). **Chair Carter** said the City must adhere to its own standards, and **Mengelberg** noted that Policy G3.2.2 covers this by inclusion of the words "all development during construction" (emphasizing "all").

Chair Carter noted that the policy numbers in this section need to be re-done since the first policy is being deleted.

G4: Seismic Hazards

Chair Carter asked if the paragraph about tectonic uplift (paragraph 2) is necessary because it seems like it is almost too detailed. **Drentlaw** and **Mengelberg** said they thought it was okay to leave it in because it is pointing out that tectonic uplift is a fact.

When **Powell** asked if we have mapping to support Policy G4.2 ("Avoid locating key public facilities in areas know to be of high groundshaking potential"), the answer was yes, that the Metro maps identify these areas.

Chair Carter also noted that the word “know” in that policy should be “known.”

G5: Other Hazards

Regarding Policy G5.2.3, there was much discussion about whether we can require public services to “generate” back-up electricity during a storm event, which facilities should be named (if any), and what are considered crucial. After several suggestions, the decision was to change the sentence to read, “Ensure that public services and facilities, such as City Hall, Fire and Police, water, sewer, and hospitals, have a backup electricity source in case of a storm event.” Agreed.

As a general comment, **Powell** suggested that the phrase “needed actions” should be changed to “action items” throughout the document. Staff will review the document for these changes.

Having come to the end of this draft, the question was raised about whether to review the map at another meeting or to continue working this evening.

Chair Carter also asked when the PC could have a “closed session” for discussions/questions/planning without having public in attendance. She said she would simply like to have time to discuss general procedures and ask questions of staff and the City Attorney with just the Commissioners and staff present. She asked if the PC might like to do such after the quasi-judicial hearing on Jan. 27th.

Drentlaw noted that Wal-Mart is going to ask for a continuance on Jan. 27th in order to prepare further.

Chair Carter asked how the Wal-Mart application has been publicized to neighborhoods, etc., and was told that all neighborhoods have been noticed and they are very interested in this application.

Main said he would like to get any and all pertinent information available ahead of time to review it prior to the meeting on the 27th. Staff will try to provide whatever is available ahead of time.

Mengelberg requested that if one PC member asks a question of staff, the answer be distributed via e-mail to all the others so everyone has the same information. Agreed.

Mengelberg said it might be good idea for staff or the City Attorney to write a specific list of what the PC can and must consider in an application of this type, as well as what types of issues cannot be considered.

Knowing how involved things might get, **Chair Carter** asked if we could have a special meeting for discussion on Tuesday, Jan. 21st or Thursday, Jan. 23rd (instead of after the meeting on Wednesday, Jan. 22nd, as tentatively scheduled), or perhaps this Thursday, Jan. 16th. She also asked if we could do the mapping section after the meeting with **Kabeiseman**, but the group decided to work until perhaps 9:30 this evening and try to get through the mapping.

After a short break, **Chair Carter** moved the review to the mapping.

Drentlaw said there had been 42 changes based on the comments and suggestions made during previous sessions, and that the revised map has been numbered to correlate with the legend.

He said the new zoning designation, Corridor Mixed Use (CMU), was the premise for many of these changes. He said that much of the proposed CMU is currently zoned for either various types of Commercial or Limited

Office use, and he said that the net effect is fairly insignificant, except that CMU doesn't allow for drive through facilities.

Mengelberg said she had also understood that the intent was for commercial use below and residential above to get a higher density along the corridors.

Lajoie asked about parking priorities. **Drentlaw** said CMU has a lot of the same requirement as commercial but they don't have to meet the parking requirements. This will result in many Code changes, including such topics as permitted uses, landscaping, setbacks, etc.

Powell asked about the zoning along Molalla, noting that he thought CTAC had expressed the desire for higher density. **Drentlaw** said we must consider the transition from high density to the north and high commercial (i.e., Hilltop, Red Soils, Fred Meyer, etc.) to the south. **Powell** said they don't want commercial along (near) Newell Creek nor to the north side of Beaver Creek.

Mengelberg said, to play the devil's advocate, that transportation access along this area is the best in the city, which is needed for this type of high density. **Chair Carter** said she thought we could fit in some zoning as Mixed Use and still capture the views/vistas, etc.

Powell clarified that they don't want full commercial, but they would agree to mixed-use, high density. He agreed about the transportation comments and also encouraged provision for foot traffic.

Mengelberg suggested some type of development with condos to the back and commercial to the front. **Powell** also suggested commercial on the bottom, offices in the middle, and residential on top.

Drentlaw said there are several things to consider in the commercial categories:

- The potential for commercial in the downtown area with no parking but some landscaping.
- The fact that newer commercial often has bigger parking lots, bigger buildings, and is not as pedestrian friendly.
- Possibilities of neighborhood commercial, as has been suggested for South End.

Chair Carter said a lot of areas have potential, and **Drentlaw** agreed, noting that they just have different nuances (parking, landscaping, etc.)

Powell was concerned about the amounts of impervious surface, saying we already have a problem and it will only increase with more development. He said he simply wants to build in some safeguards to control what goes in.

Drentlaw said the theory is that if there is too much commercial, we will never get infill. **Main** confirmed this, citing the example of a thin strip of properties along Molalla that are zoned for commercial but which are not deep enough to develop (some lots of which are only 50 feet deep).

Chair Carter asked about a small piece of property at the south end of Molalla to Henrici, but **Drentlaw** said we are trying to avoid stripping the entire length of Molalla. **Mengelberg** added that she thought ODOT would have some concerns as well since that is zoned residential.

Drentlaw said we also need to increase densities along Highway 213 and Molalla because if it is really a transit corridor, we need to allow for more people. **Chair Carter** added that we really need to do smarter development in those areas which are currently underdeveloped.

Drentlaw asked where the typical retail is located, and **Powell** said he thought it was in the triangle between Molalla, Beaver Creek, and Highway 213. He said we did a good job on Molalla, but he can't see similar development near Newell Creek.

Main asked where "big box" fits, and **Powell** said it seems like it would fit in along the downtown/McLoughlin corridor.

Chair Carter said the question is how we can best use the various areas because the downtown area is already commercial use, the next area is developing in the same manner, and the whole Clackamette Cove area is already developing into commercial use. She said we don't really need more commercial, and we are actually overly-saturated in some points. **Powell** concurred, saying many people feel we already have enough commercial for the next 20 years.

Chair Carter said she has heard the question asked about when we would build nice condominium complexes, and **Mengelberg** recalled past discussions of such.

Cook said planning for such could be done on the actual zoning map, although not in the Comp Plan.

Drentlaw noted that the Rossman landfill piece (The Parker Estate) is currently zoned Industrial.

Mengelberg said we had talked about Mixed Use Employment zoning, which was not reflected on this map. **Drentlaw** said we are still working on the zoning for this site. He said it currently is still shown as industrial on the map.

Powell asked if the Cove is Downtown Mixed Use, and **Drentlaw** said yes. **Chair Carter** said that would be the most logical place for a big box because there are no views to impede, there is no residential to be impacted, and it is near the freeway.

Mengelberg noted that the map also shows a major flood plain, but most of the area is identified as open space. She agreed that it could be a good Mixed Use area, with some residential, some retail, and some commercial.

Mengelberg asked if the sewer plant should be colored blue for Quasi Public.

Drentlaw said part of that landfill was also discussed as possibly being Tourist Commercial, trying to connect the Amtrak station, the wagons, etc., and possibly even a hotel.

Chair Carter said if the Comp Plan is for 10 years, this map is probably okay. She said we just need to make it clear that people can do Mixed Use on what shows as Commercial property. **Cook** said that is true, but that discussion would be more appropriately served when discussing the detailed lists for regular zoning.

Mengelberg asked if staff looked at only the city limits or if they included what is in the UGB. **Drentlaw** said we should also include what was just brought in during the recent expansion of the UGB.

In looking at the color indicators of green (for parks), **Mengelberg** said it seems like a couple of areas are not included. For instance, the park on Front was not colored in, but it already exists. However, she noted that the area to the south probably doesn't show specifically as park area because of the large campus area. **Powell** added that Industrial cannot include parks per se but it can have open space.

Drentlaw pointed out that another potential commercial area might be near Maple Lane and Holly. **Chair Carter** noted that there are nearby facilities, so more commercial may not be needed. **Cook** said the intersection is bad, so a new commercial area might actually spread out traffic. However, **Chair Carter** said if we spread it too far out, the core businesses won't get enough business to remain successful.

Another option might be for proposed commercial near Redland Road and Holly.

After some discussion about the area, there was general agreement to take the proposed commercial area north of the college out (of the map) and perhaps continue Residential on down from the north.

Drentlaw asked if there were any further comments about Industrial in the Cove area. **Mengelberg** said we need more jobs in that area, but we absolutely don't need more commercial there or it will suck the life out of downtown. **Chair Carter** observed, though, that if a big box were to go in there and drain some of the struggling entities, those could open those up for redevelopment. It was also noted that others besides "big box" have expressed interest in the area, so big box is not the only option.

Powell said he would like to see something beside retail there, and **Mengelberg** agreed. **Drentlaw** added that it would be nice to have something that would tie to the Amtrak station.

Mengelberg cited the Tigard Triangle (I-5/Hwy. 217) as a good example. She said it is comprised of an assortment of mixed use but has no housing.

(**Drentlaw** noted that MUE is combined into Downtown Mixed Used.)

Cook noted that the proposed map and the existing Comp Plan are on the web site, for anyone who might want to study these further.

In conclusion, **Drentlaw** said staff would take these suggestions, make the changes, and bring the map back for review. **Chair Carter** said it might not be necessary to bring it back to the PC since he has a good idea of what the PC wants to see in the overall recommendations. She also suggested that staff might make a new zone for Mixed Use/Office, with no residential.

Lajoie asked about plans for downtown, and **Powell** gave him a brief description of some of the prior suggestions. **Chair Carter** said this could be an opportunity to get some smaller, more eclectic shops there. **Mengelberg** said we need high density there first to support the smaller businesses, and **Drentlaw** said he thinks we need condos near the river first to provide that high density.

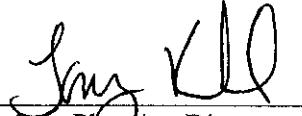
OTHER BUSINESS

None.

ADJOURN

With no other business, the meeting was adjourned at 9:55 p.m.

 4.28.03
Linda Carter, Planning Commission
Chairperson

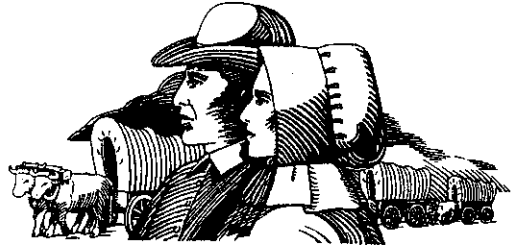
 - Assoc. Plan
Dan Drentlaw, Planning Director

CITY OF OREGON CITY

PLANNING COMMISSION

320 WARNER MILNE ROAD
TEL 657-0891

OREGON CITY, OREGON 97045
FAX 657-7892



AGENDA

****PLEASE NOTE THE FOLLOWING TIME CHANGE****

****THE JANUARY 13, 2003 PLANNING COMMISSION WORKSESSION WILL
BE HELD AT 6:00 P.M.****

**City Commission Chambers - City Hall
January 13, 2003 at 6:00 P.M.**

****Please Note: Open to discussion only among Commissioners, Comprehensive Plan
Advisory Committee Members, and Staff.****

PLANNING COMMISSION WORKSESSION

- 7:00 p.m. 1. **CALL TO ORDER**
- 7:05 p.m. 2. **PUBLIC COMMENT ON ITEMS NOT LISTED ON THE AGENDA**
- 7:10 p.m. 3. **APPROVAL OF MINUTES:** *December 11, 2002 & December 16, 2002*
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**CITY OF OREGON CITY
PLANNING COMMISSION WORK SESSION
January 13, 2003**

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Commissioner Main
Commissioner Mengelberg

STAFF PRESENT

Sean Cook, Associate Planner
Dan Drentlaw, Planning Director
Nancy Kraushaar, City Engineer
Pat Johnson, Recording Secretary

ALSO PRESENT

Commissioner Lajoie (appointee)
City Commissioner Neeley (guest)
Tim Powell, CTAC Member
Betty Schaafsma, CTAC Member

PLANNING COMMISSIONERS ABSENT

Commissioner Orzen

CALL TO ORDER

Chair Carter called the meeting to order at 6:06 p.m.

Drentlaw introduced **Daniel Lajoie**, who was slated to be appointed to the Planning Commission at the City Commission meeting on Wednesday, Jan. 15, 2003. He said Lajoie was in attendance this evening to observe the proceedings and would not vote on any issues.

Drentlaw also noted that Orzen was on vacation and would not be in attendance.

Drentlaw then said that generally the offices of chair and vice-chair are elected at the first meeting of the year for the coming year, but he suggested tabling that until the meeting on Jan. 27th to enable the 2003 Commissioners to all participate in the voting. The Planning Commissioners concurred.

There followed some discussion about whether or not there was a quorum present this evening for conducting business because the City Code says that the Planning Commissioner (PC) is comprised of seven members, from which four would make a quorum. However, since the PC has been operating with five members for several years and prior discussions were to reduce the official number to five, some thought that three members would be sufficient. Specifically pertaining to this evening, the question was whether the three members present this evening constituted a quorum, since Orzen was absent and Lajoie was not yet appointed. After some discussion, it was determined that the current Code rules and there was not a quorum present this evening. However, **Chair Carter** encouraged staff to see what might need to be done to change Code to reflect that the Planning Commission only consists of five members.

Drentlaw said staff had been trying to schedule a meeting to discuss the Red Soils Master Plan, which was scheduled at the Pioneer Center on Wednesday, Jan. 22nd at 6:00 p.m., and to which the PC is invited. A training session for the PC is tentatively scheduled to follow that meeting, hopefully at about 8:00 p.m.

Mengelberg asked if it would be a conflict of interest for the Commissioners to attend the earlier meeting, but **Drentlaw** said the discussion would be about the Master Plan, not specifically about the building application that is yet to be submitted, so there shouldn't be a conflict.

PUBLIC COMMENT ON ITEMS NOT LISTED ON THE AGENDA

None.

APPROVAL OF MINUTES: December 11, 2002 and December 16, 2002

Since there was no quorum, approval of the minutes of Dec. 11, 2002 and Dec. 16, 2002 was held over to the next regular meeting. However, **Chair Carter** asked that those present review these minutes and submit any corrections or changes to staff as soon as possible.

WORKSESSION

Comprehensive Plan Review and Discussion (Dan Drentlaw)

Drentlaw noted that **Bob Bailey** had done a lot of work on the Natural Resources chapter, dividing it into two sections, Section F: Natural Resources and Section G: Natural Hazards, which now follow the State goals. He distributed copies of this draft, which also included some edits and comments from **Mengelberg**.

Chair Carter said it would probably be best to follow the same procedure as before, which was to start at the beginning and review each page or section individually, particularly since it was just distributed and no one had been able to preview it except Mengelberg.

(Note: A full copy of the draft is available through the Planning Department.)

Goal F1: Overall Natural Resources Goal

In the first paragraph under "Forest Lands," **Powell** was surprised nothing was said about preserving forestlands from being clear-cut. **Mengelberg** said we can only regulate lands currently within the city limits and the existing Urban Growth Boundary (UGB).

Chair Carter suggested adding the word "currently" to the first line in order to encompass possible expansion, so it would read, "Oregon City currently has no forestlands...". Agreed.

In the next paragraph, line 2 was changed to read, "Such a program should include standards...", not "could include...."

In the paragraph under "Agriculture," the first line was also changed to include the word "currently" so it would say, "....there are currently no agricultural lands...."

Goal F1.1 Trees

Regarding Action Item F1.2, **Chair Carter** asked what ever happened to the formation of the Tree Committee. **Cook** said it is provided for in the Code; it just hasn't been formed yet.

Powell asked if there is a definition for "significant trees", which is stated in Policy F1.1-6: "Encourage...the preservation of significant trees in forested areas, slopes and open space on both public and private land." **Cook** said proposed changes to the Code will differentiate between heritage trees and significant trees, but **Powell** asked what happens today (before those changes are adopted). **Cook** pulled a copy of the Code regarding trees and confirmed that it includes a definition for "heritage trees" but not for "significant trees." **Drentlaw** suggested adding an action item to define "significant trees." Agreed.

F1.2 Open Space, Scenic Views and Sites

Chair Carter said the sentence would be more readable if the word "Resource" were deleted from the last line of paragraph 1. It would then read, "...Natural Resources Document."

Powell asked if our “Steep Slopes” policy legislates cutting trees from those slopes. **Drentlaw** said it relates to water resource buffer areas, but not specifically to steep slopes. **Powell** said, with the number of steep slopes in the City, he thinks this needs stronger language. **Cook** noted that there is a tree preservation criteria in the Design Review process that says if trees are cut, they need to be replaced somewhere else on the property. However, there is no specific protection of those trees before an application is submitted for Site Plan and Design Review.

Powell asked if we can initiate specific legislation about significant trees, although he admitted that it could be difficult to tell private property owners what they can and can’t do. However, he thinks when something affects others (i.e., if removing a section of trees would create water erosion below), it would seem appropriate. **Cook** said most of the existing steep slopes are in water resource areas and typically that would include the water feature and a 50-foot buffer in which cutting is not allowed, so within that area the trees are fairly safe. Beyond that area, though, there could be difficulties. He also noted that according to Code, the Tree Committee will determine regulations relating to tree issues.

Powell was also concerned about preserving vistas (as discussed in paragraph 2) and he expressed appreciation that this is addressed both in Policy F1.2-1 and in Action Item F1.2-1. (No changes.)

There was some discussion of the term “view sheds” in Action F1.2-1, but no change was made.

F1.3 Mineral and Aggregate

Regarding Goal F1.3 (“Protect the livability and environment of Oregon City by prohibiting commercial aggregate extraction operations within the City and urbanizing area”), **Chair Carter** asked if current businesses with such uses would be grandfathered in as far as being able to continue their activities. (The batch plant was specifically mentioned.) In addition, she asked if such a business were to discontinue operations, could it resume the same business later or could a new business take over the location and start up a similar operation? **Cook** said by Code a business can only be inactive for one year, after which it could not start up again as a non-conforming use. It was then noted that there are currently no extractions of rock occurring in the city.

F1.4 Ecological Resources

Mengelberg said she had a question about references to the City of Oregon City’s Stormwater and Grading Design Standards. **Drentlaw** said he would fix it and would also add the number in the “Goal 5 Inventory.”

Powell read from the paragraph just above Goal F1.4, “The City and Clackamas County should ensure that Urban Growth Management Agreements contain provisions for identifying and protecting these resources” and he asked if those are not already in place. **Drentlaw** said we have the agreements but he wasn’t sure to what extent they would accomplish anything. **Powell** then asked if this should be rewritten. **Mengelberg** noted that Policy F-1.4.3 (“Cooperate with Clackamas County to identify wildlife habitat and other ecological resources....to protect them before development occurs....”) applies to this question.

Chair Carter suggested that the word “with” be changed to “to” in the last line of Policy F-1.4.2, so it would read, “...an enhanced connection to the natural heritage of the city.” Agreed.

As a side note, **Chair Carter** said she thinks the Planning Commission and the City Commission need to work with the County to clarify a lot of issues before the next UGB expansion review in five years, particularly since there are several references here that relate to shared interests. **Drentlaw** said that is discussed somewhat in the “Urbanization” chapter, but it might be appropriate to support it here as well.

Regarding Policy F1.4.5, **Chair Carter** suggested moving the words “adjacent rivers” to the end of the sentence for a clearer understanding. It would read, “Protect unique habitats in Oregon City and urban growth areas, including adjacent rivers.”

Regarding Newell Creek Canyon as discussed in Policy F1.4-7, **Mengelberg** said part of Area C is within the UGB if the most recent Metro decision holds, and **Drentlaw** agreed, but he said a vast majority of it is not inside the UGB. He suggested adding wording to the beginning of the sentence so it would read, “Work with Clackamas County and Metro to develop and implement....”

F1.5 Energy Sources

Chair Carter noted that the word “overtime” in paragraph 1, line 4 should be changed to two words (“over time”). Agreed.

Regarding Policy F1.5.1 (“Maintain the historic use of Willamette Falls as an energy source for industrial and commercial development”), **Chair Carter** asked if we want to keep that as policy. **Powell** said Plant 1 is gone, but PGE still generates power through Plant 2. **Chair Carter** asked, in the event of a change (if PGE were to discontinue use of the plant), would we want to maintain that as power source? **Powell** said if there were a change, we could then generate our own power, which could be a very good thing. Left as is.

Regarding the change of the words “wind power” to “fuel cell technology” in Policy F1.5.3, **Mengelberg** said she suggested this change because Oregon City does not have the consistent, strong winds necessary to generate power. Or, if there is another alternative source (other than wind power), we could just delete this term and say, “such as solar....” **Chair Carter** suggested changing the sentence to read, “Enable development to utilize current and viable alternative energy sources through appropriate design standards and incentives.” Agreed.

Regarding Policy F1.5.4, **Mengelberg** said she added the phrase “and natural light” because that seems to be the new trend.

Goal F2: Ground and Surface Water

In the descriptive paragraph F2.1, **Chair Carter** suggested adding the words “of precipitation” after “46 inches”. Agreed.

Powell asked how impervious surfaces (i.e., parking lots) are currently addressed in the Water Master Plan. **Chair Carter** said they are partly addressed in the water standards and in the NEMO standards we are trying to encourage (although those have not been adopted yet).

Mengelberg referred to Policy F2.4.3 within Goal F2.4: Groundwater, and suggested inserting the words “and parking lots...” to address this issue. The line would read, “...for storm runoff from roadways, rooftops, and parking lots, and discharge of roof-drains....”

Chair Carter suggested adding “and Metro” to Action Item F2.2.1, so it would read, “Coordinate with Clackamas County and Metro to identify and protect wildlife habitat....” Agreed.

Mengelberg then noted that we should move Action F2.4.1 from “Groundwater” to “Wetlands” as Action Item F2.2.2. Agreed.

When **Chair Carter** asked if it should be a policy or an action item, **Drentlaw** and **Mengelberg** agreed that it should remain an action item because it is so detailed.

F2.3 Rivers and Streams

Main noted that "Beaver Creek" in the first paragraph should be "Beavercreek" (line 6).

F2.4 Groundwater

Chair Carter asked if we have high groundwater in places that are significant besides on the Parker property. **Cook** said there are actually many places within the City, which are in the high water table.

Mark Lytle, 16360 Frederick, asked if he might make a public comment (he was not there right at the beginning of the meeting and had missed that portion of the agenda), and **Chair Carter** granted permission for such since the PC would be working on the Comp Plan for a while yet.

Lytle said his concern relates to a neighbor who has about 20 cats which run free and she has recently started raising rabbits, which are also allowed freedom to roam. This is a problem not just in his neighborhood, but throughout the City, and although there is apparently no current City ordinance against such, he was told that **Nancy Bush** is working on such a policy. He came this evening to request that the Commission encourage legislation for appropriate control of all kinds of animals, not just dogs, and said he thought that perhaps some support from the PC would help get this new proposed policy passed.

Drentlaw said it would probably be better for Lytle to go to the City Commission, who would be hearing Bush's proposal when it is complete, but that the PC can generally only affect those regulations that pertain to planning. **Chair Carter** also encouraged him to take this important issue to the City Commission.

Returning to the Comp Plan review, **Chair Carter** noted that a couple of blanks to be filled in within paragraph 2 of "F2.4 Groundwater".

Goal F3: Environmental Quality

Regarding Policy F3.1.1, **Drentlaw** suggested changing the sentence to include some idea of distance traveled, and proposed, "Promote land use patterns that reduce the need for, and distance traveled by, single-occupancy vehicle trips."

In paragraph 2, line 2 under "F3.2 Noise", **Chair Carter** noted that "Molalla Boulevard" should be changed to "Molalla Avenue".

Chair Carter suggested deleting Policy F3.2.2 since noise standards are already in place. After some discussion, the decision was to change it to an action item which would say, "Review and update city noise standards through City Code."

Regarding Policy F3.3.2 (under Goal F3.3 Light), **Drentlaw** said he is not sure we can "require" new developments to provide even and energy efficient lighting, and he suggested changing the word "Require" to "Encourage". **Mengelberg** said PGE has a program for such and she agreed that we could encourage it. **Powell** thought we could perhaps force anything on public streets, but he was not sure about being able to force private development. **Main** concurred.

Chair Carter asked who puts in street lights. **Drentlaw** said the developer puts them in, and the City maintains them thereafter.

Drentlaw was concerned about the legal perspective and whether we could actually require this, so he strongly recommended use of the word "Encourage." **Mengelberg** suggested "Require even lighting" for safety reasons and "encourage energy efficient lighting...." **Drentlaw** said developers must submit a lighting plan with their applications, which must be approved, so much of this is actually covered.

The decision was to change the first word to "Encourage", add the words "ensures safety", and change "when" to "where" in next sentence. The entire policy would read, "Encourage new developments to provide even and energy efficient lighting that ensures safety and discourages vandalism. Retrofit existing developments where feasible."

G. Natural Hazards

Drentlaw noted that the Hazard Mitigation Plan referenced in paragraph 4 was adopted, so this paragraph will be edited appropriately.

G2: Flooding

Regarding Policy G2.4 ("Participate in the National Flood Insurance Program"), **Main** asked if we already participate, and **Cook** said yes. No change.

Regarding Policy G3.2.2, **Chair Carter** asked if the City has a policy of finding people who do not comply with the development standards regarding erosion control. **Powell** said he thought Ms. Kraushaar had developed such a code, and **Drentlaw** said if there is a policy, the City can apply fines. **Chair Carter** asked what would happen if a developer were found to be in violation of Code, and she was told the developer could be shut down until the situation was resolved.

Given that answer, **Mengelberg** asked if Action G3.2.1 ("Require the development and implementation of an erosion and sediment control plan...") is necessary. **Powell** suggested changing it to read, "Review and update the erosion and sediment control plan...." Agreed.

An **unidentified citizen** who had arrived late asked if there is any policy that binds the City to these same requirements as it does its work (i.e., if Public Works is doing a project). **Chair Carter** said the City must adhere to its own standards, and **Mengelberg** noted that Policy G3.2.2 covers this by inclusion of the words "all development during construction" (emphasizing "all").

Chair Carter noted that the policy numbers in this section need to be re-done since the first policy is being deleted.

G4: Seismic Hazards

Chair Carter asked if the paragraph about tectonic uplift (paragraph 2) is necessary because it seems like it is almost too detailed. **Drentlaw** and **Mengelberg** said they thought it was okay to leave it in because it is pointing out that tectonic uplift is a fact.

When **Powell** asked if we have mapping to support Policy G4.2 ("Avoid locating key public facilities in areas know to be of high groundshaking potential"), the answer was yes, that the Metro maps identify these areas.

Chair Carter also noted that the word “know” in that policy should be “known.”

G5: Other Hazards

Regarding Policy G5.2.3, there was much discussion about whether we can require public services to “generate” back-up electricity during a storm event, which facilities should be named (if any), and what are considered crucial. After several suggestions, the decision was to change the sentence to read, “Ensure that public services and facilities, such as City Hall, Fire and Police, water, sewer, and hospitals, have a backup electricity source in case of a storm event.” Agreed.

As a general comment, **Powell** suggested that the phrase “needed actions” should be changed to “action items” throughout the document. Staff will review the document for these changes.

Having come to the end of this draft, the question was raised about whether to review the map at another meeting or to continue working this evening.

Chair Carter also asked when the PC could have a “closed session” for discussions/questions/planning without having public in attendance. She said she would simply like to have time to discuss general procedures and ask questions of staff and the City Attorney with just the Commissioners and staff present. She asked if the PC might like to do such after the quasi-judicial hearing on Jan. 27th.

Drentlaw noted that Wal-Mart is going to ask for a continuance on Jan. 27th in order to prepare further.

Chair Carter asked how the Wal-Mart application has been publicized to neighborhoods, etc., and was told that all neighborhoods have been noticed and they are very interested in this application.

Main said he would like to get any and all pertinent information available ahead of time to review it prior to the meeting on the 27th. Staff will try to provide whatever is available ahead of time.

Mengelberg requested that if one PC member asks a question of staff, the answer be distributed via e-mail to all the others so everyone has the same information. Agreed.

Mengelberg said it might be good idea for staff or the City Attorney to write a specific list of what the PC can and must consider in an application of this type, as well as what types of issues cannot be considered.

Knowing how involved things might get, **Chair Carter** asked if we could have a special meeting for discussion on Tuesday, Jan. 21st or Thursday, Jan. 23rd (instead of after the meeting on Wednesday, Jan. 22nd, as tentatively scheduled), or perhaps this Thursday, Jan. 16th. She also asked if we could do the mapping section after the meeting with **Kabeiseman**, but the group decided to work until perhaps 9:30 this evening and try to get through the mapping.

After a short break, **Chair Carter** moved the review to the mapping.

Drentlaw said there had been 42 changes based on the comments and suggestions made during previous sessions, and that the revised map has been numbered to correlate with the legend.

He said the new zoning designation, Corridor Mixed Use (CMU), was the premise for many of these changes. He said that much of the proposed CMU is currently zoned for either various types of Commercial or Limited

Office use, and he said that the net effect is fairly insignificant, except that CMU doesn't allow for drive through facilities.

Mengelberg said she had also understood that the intent was for commercial use below and residential above to get a higher density along the corridors.

Lajoie asked about parking priorities. **Drentlaw** said CMU has a lot of the same requirement as commercial but they don't have to meet the parking requirements. This will result in many Code changes, including such topics as permitted uses, landscaping, setbacks, etc.

Powell asked about the zoning along Molalla, noting that he thought CTAC had expressed the desire for higher density. **Drentlaw** said we must consider the transition from high density to the north and high commercial (i.e., Hilltop, Red Soils, Fred Meyer, etc.) to the south. **Powell** said they don't want commercial along (near) Newell Creek nor to the north side of Beaver Creek.

Mengelberg said, to play the devil's advocate, that transportation access along this area is the best in the city, which is needed for this type of high density. **Chair Carter** said she thought we could fit in some zoning as Mixed Use and still capture the views/vistas, etc.

Powell clarified that they don't want full commercial, but they would agree to mixed-use, high density. He agreed about the transportation comments and also encouraged provision for foot traffic.

Mengelberg suggested some type of development with condos to the back and commercial to the front. **Powell** also suggested commercial on the bottom, offices in the middle, and residential on top.

Drentlaw said there are several things to consider in the commercial categories:

- The potential for commercial in the downtown area with no parking but some landscaping.
- The fact that newer commercial often has bigger parking lots, bigger buildings, and is not as pedestrian friendly.
- Possibilities of neighborhood commercial, as has been suggested for South End.

Chair Carter said a lot of areas have potential, and **Drentlaw** agreed, noting that they just have different nuances (parking, landscaping, etc.)

Powell was concerned about the amounts of impervious surface, saying we already have a problem and it will only increase with more development. He said he simply wants to build in some safeguards to control what goes in.

Drentlaw said the theory is that if there is too much commercial, we will never get infill. **Main** confirmed this, citing the example of a thin strip of properties along Molalla that are zoned for commercial but which are not deep enough to develop (some lots of which are only 50 feet deep).

Chair Carter asked about a small piece of property at the south end of Molalla to Henrici, but **Drentlaw** said we are trying to avoid stripping the entire length of Molalla. **Mengelberg** added that she thought ODOT would have some concerns as well since that is zoned residential.

Drentlaw said we also need to increase densities along Highway 213 and Molalla because if it is really a transit corridor, we need to allow for more people. **Chair Carter** added that we really need to do smarter development in those areas which are currently underdeveloped.

Drentlaw asked where the typical retail is located, and **Powell** said he thought it was in the triangle between Molalla, Beaver Creek, and Highway 213. He said we did a good job on Molalla, but he can't see similar development near Newell Creek.

Main asked where "big box" fits, and **Powell** said it seems like it would fit in along the downtown/McLoughlin corridor.

Chair Carter said the question is how we can best use the various areas because the downtown area is already commercial use, the next area is developing in the same manner, and the whole Clackamette Cove area is already developing into commercial use. She said we don't really need more commercial, and we are actually overly-saturated in some points. **Powell** concurred, saying many people feel we already have enough commercial for the next 20 years.

Chair Carter said she has heard the question asked about when we would build nice condominium complexes, and **Mengelberg** recalled past discussions of such.

Cook said planning for such could be done on the actual zoning map, although not in the Comp Plan.

Drentlaw noted that the Rossman landfill piece (The Parker Estate) is currently zoned Industrial.

Mengelberg said we had talked about Mixed Use Employment zoning, which was not reflected on this map. **Drentlaw** said we are still working on the zoning for this site. He said it currently is still shown as industrial on the map.

Powell asked if the Cove is Downtown Mixed Use, and **Drentlaw** said yes. **Chair Carter** said that would be the most logical place for a big box because there are no views to impede, there is no residential to be impacted, and it is near the freeway.

Mengelberg noted that the map also shows a major flood plain, but most of the area is identified as open space. She agreed that it could be a good Mixed Use area, with some residential, some retail, and some commercial.

Mengelberg asked if the sewer plant should be colored blue for Quasi Public.

Drentlaw said part of that landfill was also discussed as possibly being Tourist Commercial, trying to connect the Amtrak station, the wagons, etc., and possibly even a hotel.

Chair Carter said if the Comp Plan is for 10 years, this map is probably okay. She said we just need to make it clear that people can do Mixed Use on what shows as Commercial property. **Cook** said that is true, but that discussion would be more appropriately served when discussing the detailed lists for regular zoning.

Mengelberg asked if staff looked at only the city limits or if they included what is in the UGB. **Drentlaw** said we should also include what was just brought in during the recent expansion of the UGB.

In looking at the color indicators of green (for parks), **Mengelberg** said it seems like a couple of areas are not included. For instance, the park on Front was not colored in, but it already exists. However, she noted that the area to the south probably doesn't show specifically as park area because of the large campus area. **Powell** added that Industrial cannot include parks per se but it can have open space.

Drentlaw pointed out that another potential commercial area might be near Maple Lane and Holly. **Chair Carter** noted that there are nearby facilities, so more commercial may not be needed. **Cook** said the intersection is bad, so a new commercial area might actually spread out traffic. However, **Chair Carter** said if we spread it too far out, the core businesses won't get enough business to remain successful.

Another option might be for proposed commercial near Redland Road and Holly.

After some discussion about the area, there was general agreement to take the proposed commercial area north of the college out (of the map) and perhaps continue Residential on down from the north.

Drentlaw asked if there were any further comments about Industrial in the Cove area. **Mengelberg** said we need more jobs in that area, but we absolutely don't need more commercial there or it will suck the life out of downtown. **Chair Carter** observed, though, that if a big box were to go in there and drain some of the struggling entities, those could open those up for redevelopment. It was also noted that others besides "big box" have expressed interest in the area, so big box is not the only option.

Powell said he would like to see something beside retail there, and **Mengelberg** agreed. **Drentlaw** added that it would be nice to have something that would tie to the Amtrak station.

Mengelberg cited the Tigard Triangle (I-5/Hwy. 217) as a good example. She said it is comprised of an assortment of mixed use but has no housing.

(**Drentlaw** noted that MUE is combined into Downtown Mixed Used.)

Cook noted that the proposed map and the existing Comp Plan are on the web site, for anyone who might want to study these further.

In conclusion, **Drentlaw** said staff would take these suggestions, make the changes, and bring the map back for review. **Chair Carter** said it might not be necessary to bring it back to the PC since he has a good idea of what the PC wants to see in the overall recommendations. She also suggested that staff might make a new zone for Mixed Use/Office, with no residential.

Lajoie asked about plans for downtown, and **Powell** gave him a brief description of some of the prior suggestions. **Chair Carter** said this could be an opportunity to get some smaller, more eclectic shops there. **Mengelberg** said we need high density there first to support the smaller businesses, and **Drentlaw** said he thinks we need condos near the river first to provide that high density.

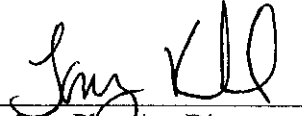
OTHER BUSINESS

None.

ADJOURN

With no other business, the meeting was adjourned at 9:55 p.m.

 4.28.03
Linda Carter, Planning Commission
Chairperson

 - Assoc. Plan
Dan Drentlaw, Planning Director