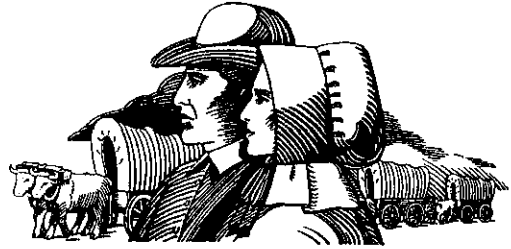


# CITY OF OREGON CITY

## PLANNING COMMISSION

320 WARNER MILNE ROAD  
TEL 657-0891

OREGON CITY, OREGON 97045  
FAX 657-7892



## AGENDA

City Commission Chambers - City Hall  
August 13, 2001 at 7:00 P.M.

### PLANNING COMMISSION MEETING

- 7:00 p.m. 1. **CALL TO ORDER**
- 7:05 p.m. 2. **PUBLIC COMMENT ON ITEMS NOT LISTED ON AGENDA**
- 7:10 p.m. 3. **APPROVAL OF MINUTES:** June 25, 2001
- 7:15 p.m. 4 **HEARINGS:** None
- 7:20 p.m. **WORKSESSIONS:**
- A. L 01-02; Jesse Court Park Master Plan (*Dee Craig*)
- 7:35 p.m. **B. AN 01-05; Citywide Island Annexation Project (*Bryan Cosgrove*)**
- 8:00 p.m. **OLD BUSINESS**
- 8:35 p.m. 5. **NEW BUSINESS**
- A. **Staff Communications to the Commission**
- B. **Comments by Commissioners**
- 8:45 p.m. 6. **ADJOURN**

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

**DRAFT**

**CITY OF OREGON CITY  
PLANNING COMMISSION MINUTES  
June 25, 2001**

**COMMISSIONERS PRESENT**

Chairperson Carter  
Commissioner Bailey  
Commissioner Mengelberg  
Commissioner Surratt

**STAFF PRESENT**

Maggie Collins, Planning Manager  
William Kabeiseman, City Attorney  
Jonathan Kahnoski, Recording Secretary

**1. CALL TO ORDER**

**Chairperson Carter** called the meeting to order.

**2. PUBLIC COMMENT ON ITEMS NOT LISTED ON AGENDA**

None.

**3. APPROVAL OF MINUTES: June 11, 2001**

**Chairperson Carter** asked if the reference, on page two, to Mr. Rich is correct. **Mr. Kabeiseman** stated that the reference should be to Mr. George. **Commissioner Surratt** moved to accept the minutes of the June 11, 2001 Planning Commission meeting with noted change, **Commissioner Mengelberg** seconded.

Ayes: Bailey, Mengelberg, Surratt, Carter; Nays: None.

While waiting for representatives of the Oregon City School District to arrive, the Planning Commission conducted portions of the New Business agenda.

**4. NEW BUSINESS**

**A. Draft Letter to Endorse and Support Grant Application**

**Maggie Collins** explained that the purpose of the grant applied for is to obtain funds to complete the Downtown Community Plan Phase II work. She explained that the Staff had drafted a letter of support for the grant application, and requested the Commission approve the letter by motion.

**Chairperson Carter** noted several errors needing correction:

1. The letter's salutation reads 'Mr. Gardiner', and it should read 'Ms. (Gloria) Gardiner'.
2. In the second paragraph, third line, the phrase 'Comprehensive Plan' is repeated.
3. In the last bullet item, line two, the phrase 'greaterpublic safety' should be 'greater public safety'.

**Mr. Kabeiseman** suggested that, in the first paragraph, the second line, the word 'Assistant' should be 'Assistance'.

**Commissioner Bailey** moved to approve the draft letter in support of the grant application, with noted corrections. **Commissioner Mengelberg** seconded.

Ayes: Bailey, Mengelberg, Surratt, Carter; Nays: None.

## 5. PUBLIC HEARINGS

**Chairperson Carter** reviewed the public hearing process and stated the time limitations for the speakers in the public hearing. **Chairperson Carter** asked if any Commissioner had visited the sites or had a conflict of interest.

### OPEN OF PUBLIC HEARING (Legislative and Quasi-Judicial)

All Commissioners stated that they had no ex parte conflicts with this matter.

**ZC 01-02; Oregon City School District; Zone Change from Clackamas County "FU-10" Future Urban – 10 Acre Minimum to City of Oregon City "CI" Campus Industrial; Clackamas County Map 3S-2E-9D, Tax Lot 1200**

## STAFF REPORT

**Maggie Collins** reviewed the Staff report. **Commissioner Bailey** asked Ms. Collins to confirm that the request is to approve changing the site's zoning from a County designation to a City designation, and that the site was annexed by the City previously but the zoning was not changed at that time. He asked if the Commission or the Staff will have to approve a conditional use permit in the future. **Ms. Collins** said the Staff can approve the conditional use permit, and that any action on the property will be part of the site plan for the entire site. She emphasized that any change or difference to the approved site plan in the future would require a conditional use permit review. **Commissioner Bailey** said he wanted to clarify whether or not the Commission would have to approve a follow on conditional use permit. **Ms. Collins** said the Commission would see another conditional use permit request only if there is a deviation from the site plan the Staff is currently working. She clarified that the School District has a conditional use permit for each parcel of the proposed new high school campus.

**Chairperson Carter** asked why the zoning change request was not for an R-8 designation as opposed to the campus industrial designation. **Ms. Collins** explained that the property was annexed into the City as industrial. She said the automatic R-10 that gets assigned to residential property annexed to the City cannot be assigned to industrial property. She explained that the City's industrial planned map designation has three zones: CI campus industrial, M-1 light industry, and M-2 heavy industry. She said there is no automatic assignment of an industrial zone to property that comes into the City designated as industrial on the Plan map. **Commissioner Bailey** pointed out that to have an R-8 designation, the request would have required a change to the City's Comprehensive Plan. **Ms. Collins** agreed. **Chairperson Carter** asked for confirmation that the zone change to an annexed property has to be done after the City has completed the annexation process. **Ms. Collins** said that was correct.

#### **TESTIMONY IN FAVOR**

None

#### **TESTIMONY IN OPPOSITION**

None

#### **CLOSE OF PUBLIC HEARING**

#### **DELIBERATION BY COMMISSIONERS**

**Commissioner Surratt** moved to recommend to the City Commission approval of ZC 01-02, Oregon City School District; Zone Change from Clackamas County "FU-10" Future Urban – 10 Acre Minimum to City of Oregon City "CI" Campus Industrial; Clackamas County Map 3S-2E-9D, Tax Lot 1200, and adoption of proposed Ordinance 01-1023. **Commissioner Mengelberg** seconded.

Ayes: Bailey, Mengelberg, Surratt, Carter; Nays: None.

#### **OPEN OF PUBLIC HEARING (Legislative and Quasi-Judicial)**

**ZC 01-03**; Thomas Hurt; Zone Change from R-10 (Single-Family Dwelling District) to RD-4 (Two-Family Dwelling District); 678/674 & 668 Warner Parrott Road/ Map # 3-2E-6DB, Tax Lot 1700 & 1800

All Commissioners stated that they had no ex parte conflicts with this matter.

## **STAFF REPORT**

**Maggie Collins** reviewed the Staff report. She noted that the property consists of two parcels. She said that, if the Commission approves the RD-4 designation, it would be possible to subdivide each parcel into two lots, and that each lot may hold a maximum of two duplex units. She said that the total number of dwelling units possible is eight.

**Chairperson Carter** asked if there had been any comment from the neighbors or the neighborhood association. **Ms. Collins** said that the Staff had received no comments.

## **TESTIMONY IN FAVOR**

Tom Hurt, 668 Warner Parrott Road, Oregon City, OR, 97045

**Mr. Hurt** said that he had no comments to contribute and was present to answer questions from the Commissioners. The Commissioners had no questions for Mr. Hurt.

## **TESTIMONY IN OPPOSITION**

None

## **CLOSE OF PUBLIC HEARING**

## **DELIBERATION BY COMMISSIONERS**

**Commissioner Bailey** suggested that the Staff re-word Basic Facts # 3 to something like: "The subject property currently consists of two parcels. If the Planning Commission approves this rezone to RD-4, under the Code requirements, the subject property may be ultimately divided into 4 duplex lots, with a total density of 8 housing units.

**Commissioner Bailey** moved, based upon the findings of fact, as corrected, to recommend the City Commission approve **ZC 01-03**; Thomas Hurt; Zone Change from R-10 (Single-Family Dwelling District) to RD-4 (Two-Family Dwelling District); 678/674 & 668 Warner Parrott Road/ Map # 3-2E-6DB, Tax Lot 1700 & 1800, and adopt proposed Ordinance 01-1024. **Commissioner Mengelberg** seconded.

Ayes: Bailey, Mengelberg, Surratt, Carter; Nays: None.

## **6. OLD BUSINESS**

**A. Adoption of 2001 Mission Statement and Goals and Objectives**

**Commissioner Mengelberg** moved to adopt the 2001 Mission Statement as proposed.  
**Commissioner Surratt** seconded.

Ayes: Bailey, Mengelberg, Surratt, Carter; Nays: None.

**Commissioner Mengelberg** moved to adopt the 2001 Goals and Objectives as proposed.  
**Commissioner Bailey** seconded.

Ayes: Bailey, Mengelberg, Surratt, Carter; Nays: None.

**7. NEW BUSINESS**

**A. Staff Communication to the Commission**

**Maggie Collins** reported that Staff has completed recruitment of candidates for the Staff vacancies. She said that interviews would be conducted in about a month.

**Ms. Collins** reminded the Commissioners to RSVP for the Volunteer Picnic scheduled for the evening of July 10, 2001, at Riverside Park.

**B. Comments by the Commissioners**

**Commissioner Bailey** announced that he submitted a letter to Metro supporting the three projects proposed by Oregon City under the Metropolitan Transportation Improvement Program.

**Chairperson Carter** reported that she, Mayor Williams, and City Commissioner Nealy attended the public hearing for the Metropolitan Transportation Improvement Program and testified in support of the Oregon City projects.

**Commissioner Mengelberg** distributed to Commissioners copies of a brochure advertising a workshop on sustainability. The workshop, called the Oregon Sustainability Forum, scheduled for September 4-6, 2001, in Portland. **Commissioner Surratt** asked if the City would be willing to sponsor Commissioners to attend. **Ms. Collins** said she would review the budget after July 1, 2001, and that money for partial sponsorship might be available.

**8. ADJOURN**

All Commissioners agreed to adjourn.

**Linda Carter, Planning Commission  
Chairperson**

**Maggie Collins, Planning Manager**