

**CITY OF OREGON CITY
PLANNING COMMISSION HEARING**

January 11, 2010, 07:00 P.M.
City Commission Chambers - City Hall

CALL TO ORDER

Roll Call:

Chair Tim Powell
Commissioner Dan Lajoie
Commissioner Carter Stein
Commissioner Chris Groener

Staff Present:

Laura Butler, Assistant Planner
Christina Robertson Gardiner,
Associate Planner
Pete Walter, Associate Planner
Tony Konkol, Community
Development Director
Carrie Richter, Asst. City Attorney

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

PUBLIC COMMENT ON ITEMS NOT LISTED ON AGENDA

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

PLANNING COMMISSION HEARING

Legislative (L 08-01). Oregon City Code Amendments: 6-month update.

Staff recommended that the Planning Commission open the hearing, hear staff presentation and any public comments and continue the hearing to the January 25, 2010 Planning Commission meeting.

January 11, 2010 PC Memo

Exhibit A

Exhibit B

Exhibit C

Exhibit D

Chair Powell opened the public hearing. The Commission decided to let Mr. Farrell speak before the Staff Report was presented.

Mark Farrell of Oregon City was in support of a letter sent to the Planning Department in December by Lavonne Kent and Dennis Klink asking for

consideration to change their property zoning from R2 to Commercial. The reason for the request was the area had changed and had intense traffic which was a negative for residential. The other side of the street was commercial and high traffic would be desirable for commercial. Three property owners were involved, and were agreeable to the change. This testimony would be added as Exhibit E.

Christina Robertson-Gardiner, Associate Planner, presented the Staff Report. She said this was the third meeting on the L 08-01 update. She discussed the requirement for a neighborhood association preapplication conference.

Commissioner LaJoie suggested that the minutes of the neighborhood association meeting be part of the record. There was discussion regarding what information should be included. Commissioner Powell said if there was not a neighborhood association response, the conference should be held with the Citizen Involvement Council.

Pete Walter, Associate Planner, discussed the changes to the Natural Resources Overlay and the difference between Type 1 and Type 2 reviews. Other items of discussion were new utility lines would be placed in the right of way and possible alternatives for what was feasible and proportionate. The Commission agreed that the applicant would come back with what was the preferred alternative and one or two other options.

Carrie Richter, Assistant City Attorney, said proportionality would always apply so they did not need to write it in.

Mr. Walter also discussed additions to the standards for subdivisions and partitions within the Natural Resource Overlay District.

Ms. Robertson-Gardiner explained the changes to off street parking and loading, which included separating alternative landscape plans and alternative parking plans, change in use status for downtown and the triggers for additional parking review, and streamlining bicycle parking. All definitions would be moved to 17.04.

Staff was still working on membrane structures. Archeological resources would be discussed at the next City Commission Work Session regarding a requirement that as part of the development application the developer would make contact with the State Historic Preservation Office if the development was in the archeological sensitivity map. The map would not be available online or in Commission packets, but at the Planning office, for protection of the resources.

Commissioner LaJoie asked about the credit for pervious and low impact development. Ms. Robertson-Gardiner said they wanted some incentive to use these, but they were more for smaller parking lots. Larger parking lots might not accomplish the intent. The burden of proof would be on the applicant and if they met the purpose statement. Staff would add the purpose statement to this section.

Denise McGriff representing the McLoughlin Neighborhood Association discussed the details regarding the neighborhood association preapplication conference. For her neighborhood association,

these meetings were held at a special meeting and the association was reluctant to take a vote so they could weigh in on the final decision. She said many things fell through the cracks since they did not review minor site plan and design reviews. She also suggested more than 300 feet for notification and had concern about the meeting being scheduled within 30 days of the notice.

Ms. Robertson-Gardiner said they could change some wording to accept alternative communication. Commissioner LaJoie suggested they say the meeting would be held within 30 days or by mutual agreement by the applicant and neighborhood association. Chair Powell said his concern was that there was communication with the neighborhood, and they did not need a vote. Regarding the 300 feet, it could be made larger.

Mr. Konkol distinguished the differences for a notice for a quasi-judicial hearing and the City required public notice for land use application or hearing. He did not want to expand the public hearing as the City had its hands full and it would increase cost.

Ms. Richter said if the applicant missed someone for the neighborhood meeting notice, it would not be a basis for a denial because it was not an approval criteria or statutorily required notice.

Ms. Robertson-Gardiner said they could change the Code to say a minimum of 300 feet.

Ms. McGriff also said the information on the blue notification signs were hard to see. Chair Powell asked if there could be a website and file number on the sign. Mr. Konkol said there was a lot of information that needed to be on the notice. Staff would get back to the Commission regarding this issue.

Ms. McGriff said they would try to put together brief notes but there were times when the notes did not reflect what happened in the meeting. She wanted to make sure they had flexibility with the notes.

Ms. Robertson-Gardiner said she disagreed with requiring preapplication conferences for minor site plan adjustments because they were so small and they gave out decisions within 30 days.

Motion by Commissioner Carter Stein, second by Commissioner Dan Lajoie to to continue the hearing to the January 25, 2010 Planning Commission meeting.

A roll call was taken and the motion passed with Chair Tim Powell, Commissioner Dan Lajoie, Commissioner Carter Stein, Commissioner Chris Groener voting aye. [4:0:0]

Communications

Director Konkol explained how development continued to be slow due to the economy. He also gave an update on the Rivers, Cove, OR 213 / I-205 "jughandle", and public works upgrade projects. Laura Butler, Assistant Planner, gave an update on the Warner Milne / Molalla Ave intersection

improvement project.

ADJOURN

Chair Powell adjourned the meeting at 8:40 p.m.