

**CITY OF OREGON CITY
PLANNING COMMISSION HEARING**

February 28, 2011, 07:00 P.M.
City Commission Chambers - City Hall

1. CALL TO ORDER

Roll Call:

Chair Carter Stein
Commissioner Chris Groener
Commissioner Damon Mabee
Commissioner Charles Kidwell
Commissioner Paul Espe
Commissioner Denyse McGriff
Commissioner Zachary Henkin

Staff Present:

Tony Konkol, Senior Planner
Laura Butler, Assistant Planner

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

2. PUBLIC COMMENT ON ITEMS NOT LISTED ON AGENDA

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

3. ADOPTION OF PLANNING COMMISSION MINUTES

November 8, 2010 Draft Minutes

Nov 8, 2010 Draft PC Minutes

Motion by Commissioner Damon Mabee, second by Commissioner Charles Kidwell to to approve the November 8, 2010 minutes as written.

A roll call was taken and the motion passed with Chair Carter Stein, Commissioner Damon Mabee, Commissioner Charles Kidwell voting aye and Commissioner Chris Groener, Commissioner Paul Espe, Commissioner Denyse McGriff, Commissioner Zachary Henkin abstained.
[3:0:4]

Only Commissioners Stein and Kidwell were in attendance at the November 2010 meeting. Commissioner Mabee watched the video and read the minutes and felt comfortable voting on the minutes as well.

4. PLANNING COMMISSION HEARING

CU 07-05 and SP 07-13 (Quasi-Judicial Hearing)

Commission Report

Applicant's Submittal

Supplemental Findings from the Applicant

Comments from Park Place Neighborhood Association

Comments from John Lewis

Comments from John Replinger

Chair Stein read the hearing statement describing the hearing format and correct process for participation. He asked if there were any declarations of ex parte contact, conflict of interest, bias, or statements.

Commissioner Mabee said as a former City Commissioner he was a member of the South Fork Water Board and was currently a member of Mr. Collins' citizens advisory committee.

Chair Stein was present at the public meeting that Mr. Collins called for the neighborhood. He agreed with the summary of that meeting. He also attended the bus tour of the water shed.

Laura Terway, Planner, stated the applicant was requesting two land use applications for the property at 15962 Hunter Ave. The property had been developed as a water facility in the 1950s. The applicant included 16 structures in the development application totaling 58,000 square feet. Full development of the site would process 40 million gallons of water per day. The staff report would be available in one week and she requested the Commission continue the hearing to March 14.

Ben Schonberger of Winterbrook Planning introduced the project. John Collins, General Manager of South Fork Water Board, gave a history of South Fork Water Board. Pete Creff, Engineer with MWH, gave a presentation on the proposed expansion of the plant in three phases.

The Commission asked for clarification of the slides in the presentation and security of the tanks.

Mr. Schonberger discussed the process for the land use application and a series of adjustments to the development standards that would be requested. This would generate nine extra trips a month and was an insignificant impact to the transportation system and they proposed full improvements and partial improvements on some of the frontages.

There were further questions from the Commission regarding timeframes for the phases, stormwater, where the sidewalks would be placed, and what was included in the submittal documents for the general concept.

Motion by Commissioner Denyse McGriff, second by Commissioner Charles Kidwell to to continue the public hearing for CU 10-03 and CP 10-03 Conditional Use and Concept (General) Plan to upgrade the water treatment facility on Hunter Avenue to March 14, 2011.

A roll call was taken and the motion passed with Chair Carter Stein, Commissioner Chris Groener, Commissioner Damon Mabee, Commissioner Charles Kidwell, Commissioner Paul Espe, Commissioner Denyse McGriff, Commissioner Zachary Henkin voting aye. [7:0:0]

5. UPDATE FROM THE COMMUNITY DEVELOPMENT DIRECTOR

Mr. Konkol gave an update on the historic inventory project, Jughandle project, and Transportation System Plan update. The City Commission would be discussing their goals at the Commission meeting on March 2.

6. ADJOURN

Chair Stein adjourned the meeting at 7:54 p.m.