

**CITY OF OREGON CITY
PLANNING COMMISSION HEARING**

January 10, 2011, 7:00 P.M.
City Commission Chambers - City Hall

1. CALL TO ORDER

Roll Call:

Chair Tim Powell
Commissioner Dan Lajoie
Commissioner Carter Stein
Commissioner Chris Groener
Commissioner Paul Espe
Commissioner Charles Kidwell
Commissioner Denyse McGriff

Staff Present:

Tony Konkol, Senior Planner
Laura Butler, Assistant Planner
Christina Robertson Gardiner, Associate Planner
Pete Walter, Associate Planner
Carrie Richter, Assistant City Attorney

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

2. ELECTION OF CHAIRPERSON AND VICE CHAIRPERSON

Tony Konkol, Community Development Director, stated only two Commissioners had been appointed to the vacant positions, so Chair Powell and Commissioner Lajoie would continue to hold their seats until the next two seats were filled.

3. PUBLIC COMMENT ON ITEMS NOT LISTED ON AGENDA

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

4. PLANNING COMMISSION HEARING

SP 10-09, WR 10-04, VR 10-02, VR 10-04, US 10-02. The applicant is requesting approval of a Site Plan and Design Review application for a new wedding chapel/events center in the Mixed Use Downtown District (MUD), along with a Geologic Hazard Overlay District and Natural Resource Overlay District review, with Variance Requests for transparency and development on a slope >35%.

[Commission Report](#)

[Staff Report](#)

[Narrative - Submitted](#)

[Site Plans - Submitted Full Set](#)

[Site Plan - Revised Parking Lot](#)

[Narrative for Parking Lot Revisions](#)

[Applicant's Revisions and Amendments to the Original Submittal](#)

[Traffic Analysis Letter](#)

[Geotechnical Report](#)

[Geologic Hazard Code Responses - Submitted](#)

[Outdoor Lighting Specifications](#)

[NROD Report](#)

[NROD Drawings Part 1](#)

[NROD Drawings Part 2](#)

[Review of Applicant's NROD Report - DEA](#)

[Public Works Operations Manager Comments](#)

[Replinger and Assoc. Review of Traffic Analysis Letter](#)

[McLoughlin Neighborhood Association Comments](#)
[Mr. and Mrs. Skinner's Comments](#)

Chair Powell opened the public hearing.

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

Commissioner Carter Stein was familiar with the site and surrounding areas.

Commissioner Espe was also familiar with the site and had listened to the tapes of the previous meeting.

Commissioner LaJoie had no bias or conflicts.

Chair Powell had no conflicts.

Commissioner Kidwell had no conflicts.

Commissioner Groener had no conflicts.

Commissioner McGriff was not participating in the hearing due to conflict of interest. She was the Neighborhood Association land use chair in this area.

Christina Robertson-Gardiner, Planner, entered exhibits 1-6 into the record. At the last Commission meeting, staff presented a preliminary presentation. She gave a summary of the application for the Abernethy Wedding Chapel. The applicant was requesting either a variance for facade transparency or a new section of code for modifications that would better meet the design review requirements. She explained her reasons for recommending approval of the variance for facade transparency. She thought this was a well designed building that met the larger goals of the City.

Pete Walter, Planner, discussed the Geologic Hazard Overlay District, Natural Resource Overlay District, and Flood Plain Overlay District on this site and how the applicant proposed to mitigate for them. He discussed the requirements for tree locations, landscaping, parking spaces, and the variances requested to the Natural Resources Overlay District. Staff recommended approval of the application with conditions.

Jessica Iselin, Iselin Architects, and Tom Sisul, Sisul Engineering, were the applicants. They answered questions regarding the windows proposed.

Dan Fowler, resident of Oregon City, said they had tried to make this a traditional looking chapel. He thought adding windows on the front made it look busy between the porch and the corners. The stained glass windows might be opaque or solid color glass on the top. They were trying not to make it look like a church but a chapel. They owned both properties so the shared parking would be a permanent agreement. They were not sure where all of the off site trees would be planted but would work with staff for the proper placement and types of trees. The pavers on the pathway would be pervious to meet the requirements.

Denyse McGriff, representing the McLoughlin Neighborhood Association, said the applicant gave a presentation on this application to the Neighborhood Association. The Association found this facility was compatible with the neighborhood and historically appropriate. The proportion and scale were also appropriate and would fit in. The application was extremely thorough. The Association also supported the variance request for the windows. An adjacent neighbor was concerned about traffic and parking, and the shared parking would help mitigate the issues. They supported the application and recommended approval.

Ms. Iselin said the applicant would like approval for the option of using a fiberglass window. It would be reviewed and approved by staff.

Ms. Robertson-Gardiner thought the Planning Commission could approve both metal clad wood or fiberglass windows as both would be appropriate for this application. Historic Review was looking more favorably at fiberglass for historic reconstruction.

Chair Powell closed the public hearing.

Commissioner Carter Stein liked the traditional architectural style as a traditional chapel. He agreed with staff's finding in regard to the facade transparency. He liked the idea of the shared parking and had no problem allowing the fiberglass windows.

Commissioner Espe said in order to meet the transparency standards the architectural design would have to be changed entirely. Adding additional windows would go against the gothic design of the building. He wanted to make sure that in the front of the building any exposed elevations that had large amounts of hillside would be adequately landscaped.

Commissioner LaJoie was in full support of the application. This was a great project and he thought it would be an asset for the City.

Commissioner Kidwell thought the proportions of the windows for this use were appropriate. The design fit the neighborhood and site very well.

Commissioner Groener thought it was a quality proposal that should be approved.

Chair Powell stated it was a good application and thought it fit. He was concerned about the comments from the neighbors, but after looking at the opportunity for parking he did not think it would be an issue.

Motion by Commissioner Charles Kidwell, second by Commissioner Chris Groener to to approve SP 10-09, WR 10-04, VR 10-02, VR 10-04, US 10-02 as submitted with the proposed variance requests and adjusmens proposed by staff.

A roll call was taken and the motion passed with Chair Tim Powell, Commissioner Dan Lajoie, Commissioner Carter Stein, Commissioner Chris Groener, Commissioner Paul Espe, Commissioner Charles Kidwell voting aye and Commissioner Denyse McGriff abstained. [6:0:1]

5. ADJOURN

Chair Powell adjourned the meeting at 8:04 p.m.