

**CITY OF OREGON CITY
PLANNING COMMISSION HEARING**

February 27, 2012, 07:00 P.M.
City Commission Chambers - City Hall

1. CALL TO ORDER

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

Roll Call:

Chair Charles Kidwell
Commissioner Denyse McGriff
Commissioner Paul Espe
Commissioner Zachary Henkin
Commissioner Damon Mabee

Staff Present:

Tony Konkol, Community
Development Director
Carrie Richter, Assistant City Attorney
Laura Terway, Associate Planner

2. PUBLIC COMMENT ON ITEMS NOT LISTED ON AGENDA

William Gifford, resident of Oregon City, stated the Government and Economic Affairs Committee had not had a chance to review the master plan for Willamette Falls Hospital and make comments to the Chamber Board. The Chamber Board would remain neutral. Mr. Gifford had no issues with the master plan, but when the buildings were constructed, he wanted to make sure the mass of the buildings to the adjoining houses was at a reasonable scale.

3. ADOPTION OF PLANNING COMMISSION MINUTES

July 11, 2011 Draft Minutes

PC Draft July 11 2011

Commissioner McGriff asked to amend the minutes on page 5 to add under her comments that in general residential development did not pay its own way in recouping the costs through SDCs.

Motion by Commissioner Damon Mabee, second by Commissioner Zachary Henkin to to approve the July 11, 2011 minutes as amended.

A roll call was taken and the motion passed with Chair Charles Kidwell, Commissioner Denyse McGriff, Commissioner Paul Espe, Commissioner Zachary Henkin, Commissioner Damon Mabee voting aye. [5:0:0]

August 22, 2011 Draft Minutes

PC Draft Aug 22 2011

Motion by Commissioner Denyse McGriff, second by Commissioner Zachary Henkin to to approve the August 22, 2011 minutes as written.

A roll call was taken and the motion passed with Chair Charles Kidwell, Commissioner Denyse McGriff, Commissioner Paul Espe, Commissioner Zachary Henkin, Commissioner Damon Mabee voting aye. [5:0:0]

September 26, 2011 Draft Minutes

PC Draft Sept 26 2011

Motion by Commissioner Zachary Henkin, second by Commissioner Damon Mabee to to approve the September 26, 2011 minutes.

A roll call was taken and the motion passed with Chair Charles Kidwell, Commissioner Denyse McGriff, Commissioner Paul Espe, Commissioner Zachary Henkin, Commissioner Damon Mabee voting aye. [5:0:0]

October 10, 2011 Draft Minutes

October 10, 2011 Draft Minutes

Motion by Commissioner Zachary Henkin, second by Commissioner Denyse McGriff to to approve the October 10, 2011 minutes.

4. PLANNING COMMISSION PUBLIC HEARING

CP 11-01: Master Plan, DP 11-03: Detailed Development Plan, NR 11-05: Natural Resource Overlay Exemption and LL 11-07: Lot Line Adjustment

Commission Report

Staff Report

Exhibit 1: Vicinity Map

Exhibit 2: Revised Narrative and Application

Exhibit 2: Addendum to the Narrative

Exhibit 2: Figures 1-7

Exhibit 2: Figures 8-13B

Exhibit 2: Figures 14A-21

Exhibit 2: Figures 22-25

Exhibit 2: Revised Planting Plan

Exhibit 2: Appendix A - Community Meeting Public Notification

Exhibit 2: Appendix B - Kittelson Associates Inc - Transportation Impact Analysis

Exhibit 2: Appendix C - KPFF Civil Engineering Narrative

Exhibit 2: Appendix D - Division Street Lot Consolidation Legal Description

Exhibit 2: Appendix E - Parking Lot Preliminary Storm Drainage Study

Exhibit 2: Letter from Michael Robinson, Dated November 18, 2011

Exhibit 2: Letter from Michael Robinson, Dated December 21, 2011

Exhibit 2: TriMet Documentation

Exhibit 3: Staff Report for Conditional Use file CU 03-03

Exhibit 4: Staff Report for Site Plan and Design Review file SP 03-19

Exhibit 5: Comments Submitted by John Replinger, Replinger and Associates

Exhibit 7: Comments submitted by Gail Curtis, Senior Planner at Oregon Department of Transportation

Exhibit 8: Comments submitted by Denyse McGriff of the McLoughlin Neighborhood Association

Exhibit 9: Comments submitted by Paul Edgar of the Citizen Involvement Committee

Exhibit 10: Comments submitted by Tim Powell, Chair of the McLoughlin Neighborhood Association

Exhibit 11: Comments submitted by Michael Robinson, dated February 17, 2012

Exhibit 12: Comments submitted by Nancy Bush, Code Enforcement Manager

Chair Kidwell opened the public hearing.

Carrie Richter, Assistant City Attorney, introduced Jennifer Bragar, Attorney, who would be filling in while Ms. Richter was on maternity leave. Ms. Bragar read the hearing statement describing the hearing format and correct process for participation. She asked if the Commission had any ex parte contact, conflict of interest, bias, or statements to declare.

Commissioner McGriff had ex parte contact with Willamette Falls Hospital since 1988 when she worked for the City of Oregon City. She recently

solicited a meeting with the McLoughlin Neighborhood Association and the hospital. She only opened the meeting, but did not attend. She was involved with the design and site plan review for the Birth Place.

Commissioner Mabee said Willamette Falls made a presentation to the McLoughlin Neighborhood Association on July 6, 2011 and he was the secretary at that time and submitted the minutes of the meeting to Planning staff. Both his house and his father's house were in the 300 foot economic impact area.

Commissioner Espe had similar ex parte contact as Commissioner McGriff. The last time he had contact with the hospital was when his son was born at the Birth Place.

Chair Kidwell had lived in the community for 35 years and had many contacts as a patient or a family member who was a patient. He was with the architect who did the Birth Place and the nursing unit renovation in the late 1990s.

All the Commissioners had visited the site.

Laura Terway, Planner, presented the staff report. Providence Willamette Falls had submitted a series of land use applications for property near 15th and Division. She explained the site and adjacent properties, master plan for three phases of development over the next 10 years, NROD exemption, lot line adjustment/consolidation, Detailed Development Plan for Phase 1, Municipal Code criteria, nonconforming upgrades, and proposed adjustment for the interior parking lot island spacing. Staff recommended approval with conditions. She entered approved minutes from the July 6, 2011 McLoughlin Neighborhood Association meeting, the staff presentation dated February 27, 2012, revised landscaping plan, letter from Mike Robinson dated February 23, 2012, and revised site plan and zoning map into the record.

Russ Reinhard, Chief Executive of Providence Willamette Falls, introduced the consultant team. The ten year master plan did not propose that the campus boundary expand. The focus was to strategically add some space, remodel some antiquated space, and utilize vacant space to provide enhanced medical services to the community. Willamette Falls would provide adequate off street parking for staff and customers.

Michael Robinson, Land Use Attorney representing Willamette Falls, and Josh Kolberg, Architect, reviewed the master plan and community outreach. There was a no on street parking policy for staff. The best way to be a good neighbor was to keep open communication. They did not want to do a good neighbor agreement. They agreed with staff recommendations and conditions of approval.

Matt Dolan, Civil Engineer, discussed the plan for stormwater drainage for the parking lot and the use of biofiltration.

Tonya Hunt, Executive Director of the Children's Center, endorsed the master plan both for the short and long term impacts for her clients and the community. There was a need for expanded services at Willamette Falls. The Children's Center benefited being adjacent to the hospital for use of

the lab and radiology facilities and cafeteria. Currently there was no sidewalk or paving in the parking lot, and there would be immediate benefit to have the parking lot and street improved.

Renata Mengleberg, resident of Oregon City, was in support of the application. This was one of the major employers in Oregon City that provided well paying professional jobs with benefits. They had been responsive to the concerns of the neighbors and public. The hospital had an excellent history of attractive, well designed development that should be encouraged. There was a policy established regarding the concern about off site parking.

Dan Fowler, resident of Oregon City, also supported the application. He was a member of the foundation board for the hospital. There was a local business and civic connection with the hospital. It was exciting to have the services expanded to meet the needs of the community. He thought they met the criteria.

Chair Kidwell was concerned about the potential failure of the intersection on Division Street in the future. He wanted to know the long term vision for improvements on Division.

Commissioner McGriff asked about the options for bicycle parking and transit passes.

Ms. Terway explained how the applicant proposed to mitigate transportation impacts through street and off site improvements which would be done in Phase 2 and 3.

Tony Konkol, Community Development Director, said Division Street from 15th to Molalla and 7th was identified as a project under the Pavement Maintenance Utility Fee program. The applicant was responsible for improvements along their frontage and two intersections. SDCs would be collected as well.

John Replinger, the City's Traffic Consultant, gave a summary of the transportation analysis done for this application. It was found that the project added one quarter above the existing development generated by the hospital during peak hours. There were two locations that possibly could fail to meet the operational standards of the City and needed to be mitigated.

Chris Bremer, Engineer with Kittelson and Associates, helped prepare the applicant's traffic study. In terms of the commute options, there was an effort to reduce the number of people who drove by themselves to the hospital. It would be part of the hospital's transportation management program moving forward.

Mr. Robinson said Providence subsidized Tri-Met passes for their employees, bicycle parking was part of the improvements, and employee fairs were held to help employees understand how to carpool. The goal was to reduce car use where possible. For Phase 2 and 3 they would have to do a transportation analysis and figure out how to keep the intersections from failing. They would also hold another neighborhood meeting to discuss transportation improvements.

Commissioner McGriff said regarding the landscaping for the nonconforming parking lot, she urged doing 12% landscaping. She asked if there was consideration for using anything other than asphalt for the paving surface?

Dean Christenson, Landscape Architect representing Providence, explained there would still be the number of trees for the parking lot, but they would be put in a different place so as not to lose a parking space. As the landscape was being improved, stormwater quality and lighting would also be improved.

Mr. Konkol said in terms of stormwater, the applicant would be required to design it to comply with the Code that had the low impact design standards included.

Commissioner McGriff asked for clarification on the Natural Resources Overlay exemption.

Mr. Konkol explained because of the location of the parking lot, Phase 1 was proposed to be exempt. Ms. Terway said anything outside the NROD overlay would be exempt.

Mr. Robinson said if there was any work done inside NROD, they would fully comply with the Municipal Code. The exemption was asked for because they were not doing any work in the NROD area. The applicant agreed with all of the conditions of approval including Condition #15 for 12% landscaping mitigation. He asked for approval that night.

Chair Kidwell closed public hearing.

Commissioner Espe thought there wasn't enough room to service the community and he gave the hospital credit for using the space they had available. It was unfortunate the studies were not more specific in the master plan.

Commissioner Henkin was generally comfortable with the application. He would also like more specificity in the master plan. He thought there should be a good neighbor agreement.

Commissioner McGriff wanted to see more specificity as well. She was concerned about the Phase 3 building and wanted to see everything stay on the opposite side of Division Street instead of intruding into the neighborhood. She thought adding more stories to a building instead of adding impervious surfaces was a more efficient use of space. She also thought there should be a good neighbor agreement.

Commissioner Mabee said this was a master plan and the details would come later. He thought the applicant complied with the Code and was comfortable with approving the application. He did not have experience with Good Neighbor agreements, but Willamette Falls had already responded to the neighborhood concerns and he did not think it was necessary. He agreed with using more pervious options and putting in bigger trees.

Chair Kidwell concurred this was a master plan, not a specific development plan. The plan met the level of detail he expected in a master plan. The conditions of approval addressed his concerns. There would be a transportation impact beyond the hospital's frontage and he asked the hospital to consider that impact. He was in support of the application.

Commissioner Mabee stated the hospital paid the Pavement Maintenance Utility Fee like residents did and were contributing to the repair of Division.

Motion by Commissioner Damon Mabee, second by Commissioner Denyse McGriff to to approve CP 11-01: Master Plan, DP 11-03: Detailed Development Plan, NR 11-05: Natural Resource Overlay Exemption, and LL 11-07: Lot Line Adjustment with the conditions of approval as outlined in the staff report.

A roll call was taken and the motion passed with Chair Charles Kidwell, Commissioner Denyse McGriff, Commissioner Paul Espe, Commissioner Zachary Henkin, Commissioner Damon Mabee voting aye. [5:0:0]

5. DIRECTOR'S REPORT

Mr. Konkol gave an update on the Jughandle project and closure of Highway 213, South End Concept Plan Request for Proposals to get a consultant on board in May or June, budget for 2012-13 which included funding for updating the Sign Code, due diligence on the Blue Heron site, grant for the Ermatinger House, preapplication for Walmart, Planning Commission vacancy, and the Natural Resource Committee would be looking at the peninsula in the Cove, Tree City USA designation, and Heritage Tree applications.

6. ADJOURN

Chair Kidwell adjourned the meeting at 9:14 p.m.